

\$1,198,888 - 6803 Tiki, Cypress

MLS® #PW25121275

\$1,198,888

3 Bedroom, 2.00 Bathroom, 1,346 sqft

Residential on 0 Acres

N/A, Cypress,

BACK ON THE MARKET! BUYERS WALKED DUE TO NO FAULT OF THE SELLERS. This is THE ONE! EVERYTHING has been done to this home in the last several years with exceptional quality. HVAC system by Trane, New water heater, smooth ceilings, custom recessed lights, new pex plumbing (2021), ceiling fans (with remotes), dual pane Milgard Windows throughout, New 200 amp electrical panel (labeled), Lutron light switches, engineered wood floors, custom crown molding & baseboards in every room, a top-of-the-line remodeled kitchen complete with Bosch appliances (except the fridge), both bathrooms have been highly renovated & feature custom marble countertops, sinks, mirrors, vanities, & hidden medicine cabinets! The master shower was completed with glass tiles & a tile inlay. The living room has twin custom-built-in bookshelves with storage cabinets below. All outlets are hidden within the cabinets for a seamless look! Between the cabinets is a fireplace with a modern art-deco look and custom tile inlay surrounding it. Stone gray tiles create the hearth, & there is custom millwork at the mantle. In addition, the home has access to the garage under the breezeway, & the garage is outfitted with a Tesla charging station & built-in storage. Externally, the owners spent thousands of dollars! All the windows have custom stucco trim work, & there is no exposed wood at the trims. The home's exterior was painted, there are rain gutters, a custom drainage system in



the backyard, raised planter beds with custom stonework & edge-caps front & back, custom pavers with faux grass inlay in the backyard, stuccoed block walls, exterior lighting, & more! The City of Cypress forbids large commercial trucks from traveling along Orangewood, the street this home backs up to! There are only residential homes on both sides of Orangewood from Knott to Valley View, meaning it is a quiet area and the street has little traffic noise! Then, of course, there are the award-winning schools! This home attends the Garden Grove School District & is designated for Patton Elem. (Gate program offered), Bell Middle School, & Pacifica High School, known for its award-winning FX program, athletics, and high-achieving academic programs! This home has it all! See it today!

ALL OFFERS WILL BE PRESENTED ON
MONDAY JUNE 30TH

Built in 1968

Essential Information

MLS® #	PW25121275
Price	\$1,198,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,346
Acres	0.11
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kelly Laird
Listing Office	Coldwell Banker Realty

Community Information

Address	6803 Tiki
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Area	56 - Cypress South of Orangewood
Subdivision	N/A
City	Cypress
County	Orange
Zip Code	90630

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Electricity Available, Natural Gas Available, Overhead Utilities, Phone Available, Sewer Available, Water Available
Parking Spaces	2
Parking	Concrete, Door-Multi, Driveway, Garage, Garage Door Opener, Electric Vehicle Charging Station(s), Garage Faces Front, Private, Storage
# of Garages	2
Garages	Concrete, Door-Multi, Driveway, Garage, Garage Door Opener, Electric Vehicle Charging Station(s), Garage Faces Front, Private, Storage
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Security Lights

Exterior

Exterior	Frame, Stucco, Concrete, Flagstone
Exterior Features	Fire Pit, Lighting
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Sprinklers In Front, Lawn, Landscaped, Near Park, Near Public Transit, Sprinkler System, Yard, Drip Irrigation/Bubblers, Sprinklers Timer
Windows	Double Pane Windows, Shutters, Blinds, Casement Window(s), Custom Covering(s), Insulated Windows, Screens
Roof	Composition, Shingle
Construction	Frame, Stucco, Concrete, Flagstone
Foundation	Slab

Interior

Interior	Laminate, Tile, Wood
Interior Features	Ceiling Fan(s), Granite Counters, Open Floorplan, Recessed Lighting, Storage, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Built-in Features, Crown Molding, Pantry, See Remarks, Stone Counters
Appliances	Dishwasher, Free-Standing Range, Gas Cooktop, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Dryer, Washer, Freezer, Self Cleaning Oven, Vented Exhaust Fan, Water Heater, Water Purifier

Heating	Central, Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Raised Hearth, Outside, See Remarks
# of Stories	1
Stories	One

School Information

District	Garden Grove Unified
Elementary	Patton
Middle	Bell
High	Pacifica

Additional Information

Date Listed	May 28th, 2025
Days on Market	22
Short Sale	N
RE / Bank Owned	N

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