

\$990,000 - 4265 Crescent Ave, Cypress

MLS® #PW25123135

\$990,000

2 Bedroom, 1.00 Bathroom, 979 sqft

Residential on 0 Acres

N/A, Cypress,

Charming Home with ADU Potential on
Expansive Lot – Great Investment
Opportunity!

Don't miss this versatile and move-in
ready property offering charm, some updates,
and incredible potential—all on a 9,768 sq ft
lot with room to build!

The main house features 979 sq ft of living
space, with 2 bedrooms and 1 full bathroom.
Enjoy the beauty of refinished natural wood
floors, fresh interior paint, and the efficiency of
dual-pane windows throughout the house and
a newer Bradford White water heater (installed
in 2022).

The huge driveway offers ample room for
parking, RVs, or additional storage and leads
to a 2-car detached garage. Attached to the
garage is a flexible outbuilding freshly painted
inside, featuring an additional room with new
flooring, a bathroom, and laundry area—with
potential to be transformed into a kitchen to
make into a full Accessory Dwelling Unit (ADU)
or private guest suite.

In the front yard there is a large covered patio
with automatic sprinkler system. Step into the
expansive backyard, where you'll find four
different fruit trees and all the space you could
want!. The oversized lot provides endless
possibilities—expand the existing home, build
an ADU, or explore development options.



Whether you're an investor seeking rental income or a homeowner looking for space to grow, this property is a prime investment opportunity with built-in flexibility and future potential.

Built in 1947

Essential Information

MLS® #	PW25123135
Price	\$990,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	979
Acres	0.22
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kevin Jamison
Listing Office	ReMax Tiffany Real Estate

Community Information

Address	4265 Crescent Ave
Area	699 - Not Defined
Subdivision	N/A
City	Cypress
County	Orange
Zip Code	90630

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Door-Multi, Driveway, Garage, Concrete
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Concrete

View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco, Concrete, Plaster
Lot Description	Back Yard, Sprinklers In Front, Sprinkler System
Windows	Double Pane Windows
Roof	Concrete, Shingle
Construction	Stucco, Concrete, Plaster
Foundation	Raised

Interior

Interior	Vinyl, Wood
Interior Features	All Bedrooms Down, Utility Room, Tile Counters
Appliances	Gas Range, Water Heater, Dryer
Heating	Wall Furnace
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Anaheim Union High
Elementary	Cypress

Additional Information

Date Listed	March 25th, 2025
Days on Market	21
Short Sale	N
RE / Bank Owned	N

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