

# **\$648,000 - 5722 Stillwater Avenue # 35, Orange**

MLS® #PW25124755

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## **\$648,000**

2 Bedroom, 2.00 Bathroom, 1,240 sqft  
Residential on 0 Acres

Canyon Glen/Villeurbanne, Orange,

\*\*\*Price just Reduced to \$648,000 June 18th Wow!\*\*\*Must see this cute 2 bedroom 2ba plus loft 2 story condo in the beautiful and serene Hills of Orange. This property boasts a prime rear location, offering exceptional privacy with no neighbors directly behind or in front.

The condo features a contemporary and open floor plan. The kitchen flows seamlessly into the dining area, complete with a breakfast counter and chair stools. The spacious dining room is enhanced by a high ceiling, a lovely chandelier, and three windows that provide inspiring views, including partial city lights.

The living room is equally impressive, featuring a dramatic vaulted ceiling and numerous windows that create a bright and airy atmosphere. Both bedrooms also offer high vaulted ceilings. The primary bedroom includes a mirrored wardrobe closet with a wonderful closet organizer, while the second bedroom has mirrored closet doors, plantation shutters, and a pleasant view with partial city lights.

Upstairs, the loft with dual skylights presents a versatile space that could easily be converted into a third bedroom, a home office, or an entertainment room.

Additional highlights include a full-size inside washer and dryer, upgraded windows



throughout, and a convenient one-car garage. New roofs are being installed. Residents can also enjoy access to fantastic amenities, including a beautiful resort-style association pool, spa, and clubhouse, as well as another community pool and spa specifically for Canyon Glen residents. For outdoor enthusiasts, walking and hiking trails are located just across Cannon Street.

The location offers convenient access to toll roads, Peter's Canyon, Irvine Regional Park, and the 55 and 91 freeways. An added bonus- water and trash are included in dues and there are No Mello Roos Taxes associated with this property.

Built in 1984

### **Essential Information**

|                |                          |
|----------------|--------------------------|
| MLS® #         | PW25124755               |
| Price          | \$648,000                |
| Bedrooms       | 2                        |
| Bathrooms      | 2.00                     |
| Full Baths     | 2                        |
| Square Footage | 1,240                    |
| Acres          | 0.00                     |
| Year Built     | 1984                     |
| Type           | Residential              |
| Sub-Type       | Condominium              |
| Status         | Closed                   |
| Listing Agent  | Ken Mccord               |
| Listing Office | Seven Gables Real Estate |

### **Community Information**

|             |  |
|-------------|--|
| Address     | 5722 Stillwater Avenue # 35            |
| Area        | 75 - Orange, Orange Park Acres E of 55 |
| Subdivision | Canyon Glen/Villeurbanne               |
| City        | Orange                                 |
| County      | Orange                                 |

Zip Code 92869

## Amenities

Amenities Clubhouse, Pool, Trash, Water, Barbecue, Spa/Hot Tub  
Parking Spaces 1  
Parking Garage, Door-Single, Garage Faces Rear  
# of Garages 1  
Garages Garage, Door-Single, Garage Faces Rear  
View Trees/Woods, Park/Greenbelt, Peek-A-Boo  
Has Pool Yes  
Pool Association

## Exterior

Windows Plantation Shutters

## Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Recessed Lighting, Bedroom on Main Level, Primary Suite, All Bedrooms Down, Cathedral Ceiling(s), Furnished, Loft, Main Level Primary  
Appliances Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer, Electric Range  
Heating Forced Air  
Cooling Central Air  
Fireplaces None  
# of Stories 2  
Stories Two

## School Information

District Orange Unified

## Additional Information

Date Listed June 4th, 2025  
Days on Market 19  
Short Sale N  
RE / Bank Owned N

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