

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

MLS® #PW25124755

\$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 |

Based on information from California Regional Multiple Listing Service, Inc. as of February 17th, 2026 at 3:12pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or

may not have been the Listing and/or Selling Agent.