

\$769,000 - 6898 Breton Way, Cypress

MLS® #PW25125431

\$769,000

2 Bedroom, 2.00 Bathroom, 1,392 sqft
Residential on 0 Acres

Cypress Village Gardens (CYGR), Cypress,

INCREDIBLE VALUE AWAITS IN THIS GORGEOUSLY REMODELED HOME, NESTLED IN THE HEART OF THE FABULOUS & HIGHLY SOUGHT-AFTER COMMUNITY OF CYPRESS VILLAGE! With a prime greenbelt location, you will be greeted with a delightful courtyard before stepping into this thoughtfully designed layout with almost 1,400 sqft. The lower level features stunning wood-look porcelain tile flooring throughout & a living room with a remodeled fireplace, smooth ceiling, wide baseboards, & an abundance of natural lighting. You will find a charming view of the backyard retreat, a ceiling fan light, and sophisticated window treatment in the spacious dining room before discovering a custom remodeled kitchen. This chef's kitchen transformation showcases beautiful white cabinetry with numerous pull-outs, durable Corian countertops with neutral backsplash, recessed lighting, and high-end LG appliances. A stylishly remodeled powder room completes the lower level! Upstairs, you are sure to appreciate the remarkably sized primary suite (could be easily converted into 2 bedrooms) featuring two ceiling fan lights, an organized walk-in closet, lush tree views, & an attractive barn door into the gorgeous remodeled bathroom. The custom bath accents include soft-close cabinetry, Corian countertop, a luxurious walk-in shower, distinctive porcelain flooring, and thoughtful designer touches. The upper level also features a spacious guest bedroom



with a large, double-wide closet & ceiling fan light, and an abundance of linen cabinetry. Additional Highlights: Dual pane windows & slider, smooth ceilings, upgraded door casings & hardware, wide baseboards, upgraded lighting, quality wide blinds, interior laundry room, upgraded front leaded glass door & screen door, central furnace, & a newer two-stage air conditioner for high-capacity cooling throughout. Enjoy entertaining and summer barbeques in the easy-to-maintain patio retreat, & two-car garage. Award-winning local schools are Patton Elementary, Bell Intermediate, & Pacifica High School, and all are highly rated 9's & 10's. Enjoy proximity to shopping, dining, LA Fitness, nearby local parks, Costco, Trader Joe's, Disneyland, & easy access to local Fwys! Wonderful Cypress Village has 3 Pools, 3 Clubhouses, a Huge Spa, a Kiddy Pool, Tennis, Pickle Ball, Lush Greenbelts & Meandering Pathways, and a low HOA of \$399! Enjoy resort-style living in this premier community with the world-famous beaches of Orange County just a few miles away. Welcome Home!!

Built in 1976

Essential Information

MLS® #	PW25125431
Price	\$769,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,392
Acres	0.05
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean

Status	Closed
Listing Agent	Julianne Sanchez
Listing Office	First Team Real Estate

Community Information

Address	6898 Breton Way
Area	57 - Cypress N of Orangewood, S Of Katella
Subdivision	Cypress Village Gardens (CYGR)
City	Cypress
County	Orange
Zip Code	90630

Amenities

Amenities	Billiard Room, Clubhouse, Maintenance Grounds, Game Room, Management, Meeting/Banquet/Party Room, Pickleball, Pool, Recreation Room, Spa/Hot Tub, Maintenance Front Yard, Meeting Room, Pet Restrictions, Pets Allowed, Tennis Court(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Multi, Garage
# of Garages	2
Garages	Door-Multi, Garage
View	Park/Greenbelt, Neighborhood
Has Pool	Yes
Pool	Association
Security	Resident Manager

Exterior

Exterior	Stucco, Drywall
Exterior Features	Lighting
Lot Description	Greenbelt
Windows	Custom Covering(s), Double Pane Windows, Blinds
Roof	Mansard, Tar/Gravel
Construction	Stucco, Drywall

Interior

Interior	Carpet, Tile
Interior Features	Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Storage, All Bedrooms Down, Primary Suite,

	Walk-In Closet(s), Solid Surface Counters
Appliances	Dishwasher, Disposal, Microwave, Gas Cooktop
Heating	Central, Fireplace(s)
Cooling	Central Air, High Efficiency
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	2
Stories	Two

School Information

District	Garden Grove Unified
Elementary	Patton
Middle	Bell Intermediate
High	Pacifica

Additional Information

Date Listed	May 19th, 2025
Days on Market	51
Short Sale	N
RE / Bank Owned	N

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