

# \$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 Fwy's! 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

Based on information from California Regional Multiple Listing Service, Inc. as of January 13th, 2026 at 4:20am 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.