

\$1,445,000 - 13601 Charloma Drive, Tustin

MLS® #PW25129338

\$1,445,000

4 Bedroom, 2.00 Bathroom, 2,216 sqft

Residential on 0 Acres

Other, Tustin,

Welcome to 13601 Charloma Drive, a Fully Remodeled Dream Home Located on an Interior Lot in the Heart of Tustin. This Single Level Home Features Four Bedrooms, Two Full Bathrooms, an Open-Concept Floor-Plan, Tankless Water Heater, Nest Thermostat, Recessed Lighting, Indoor Laundry, and Spacious Remodeled Backyard. The Gourmet Kitchen Includes White Shaker Cabinets, Island with Seating, Quartz Counters, Stainless Steel Appliances, Backyard Views, and Opens to the Dining Area with Backyard Access. The Family Room Enjoys a Remodeled Fireplace, Built-In Ceiling Speakers, Plantation Shutters, and Opens to the Kitchen/Dining Area. The Master Bedroom Features Ample Closet Space, Backyard Access, and a Remodeled Bathroom with Dual Vanities and an Oversized Walk-In Shower with Frameless Glass Enclosure. The Expansive Fourth Bedroom Is Perfect for Guests or Multi-Generational Living with its Spacious Seating Area, Built-In Beverage Area with Mini Fridge, Wine Fridge, and Coffee Bar, Built-In Ceiling Speakers, Desk Nook (in Place of the Closet), Plus Backyard Access. The Private Entertainer's Backyard Features a Remodeled PebbleTec Pool with a New Pump, Newer Pavers, Covered Patio with Recessed Lighting and Ceiling Fan, Newer Turf, and Multiple Seating Areas. Attached Two Car Garage. Award Winning Tustin Unified School District. Short Walk to the Newly Remodeled Pine Tree Park. Short Drive



to Trader Joes, Sprouts, Two Costcos, Old Town Tustin, and Multiple Shopping Centers. Easy Access to 5/55 Freeways and 241/261/133 Toll Roads. No HOA or Mello-Roos. 13601 Charloma Drive is a Must See!

Built in 1962

Essential Information

MLS® #	PW25129338
Price	\$1,445,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,216
Acres	0.17
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	John Katnik
Listing Office	Katnik Brothers R.E. Services

Community Information

Address	13601 Charloma Drive
Area	71 - Tustin
Subdivision	Other
City	Tustin
County	Orange
Zip Code	92780

Amenities

Parking Spaces	4
Parking	Door-Single, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Door-Single, Driveway, Garage Faces Front, Garage
View	None
Has Pool	Yes

Pool	In Ground, Private
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Exterior

Lot Description	Back Yard, Front Yard, Lawn
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Windows	Plantation Shutters, Shutters
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Interior

Interior	Carpet, Tile
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Interior Features	Built-in Features, Ceiling Fan(s), Open Floorplan, Quartz Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Breakfast Bar
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Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Tankless Water Heater
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Heating	Central
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Cooling	Central Air
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Fireplace	Yes
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Fireplaces	Family Room
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# of Stories	1
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Stories	One
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School Information

District	Tustin Unified
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Elementary	Other
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Middle	Other
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High	Tustin
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Additional Information

Date Listed	May 20th, 2025
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Days on Market	18
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Short Sale	N
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RE / Bank Owned	N
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