

# **\$1,149,000 - 10469 Gregory Circle, Cypress**

MLS® #PW25130511

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**\$1,149,000**

4 Bedroom, 3.00 Bathroom, 1,657 sqft

Residential on 0 Acres

Other, Cypress,

Welcome to this beautifully cared-for two-story home nestled in the highly sought-after Fairway Park neighborhood of Cypress. Owned and lovingly maintained by the original owner, this 4-bedroom, 2.5-bath home offers 1,657 square feet of comfortable living space on a generous 5,700 square foot lot. Located on a quiet interior cul-de-sac street, this home offers both privacy and a strong sense of community. Step through the inviting double-door entry into a bright and open living room featuring a cozy brick fireplace and abundant natural light. The kitchen and dining area overlook the beautifully landscaped backyard, with a sliding glass door that provides easy access to the large covered patio—perfect for entertaining. The functional layout includes a downstairs primary suite with an en-suite bathroom and generous closet space. An indoor laundry room makes wash days a breeze, and the conveniently located half-bath with backyard access is ideal for guests during indoor & outdoor gatherings. Upstairs, you'll find three additional bedrooms and a full bathroom with dual sinks and a tub/shower combo. Other notable features include mostly dual-pane windows, recently replaced carpeting (2025), and direct access to a two-car garage. Step outside to a lush, well-manicured backyard featuring a large covered patio, grassy play area, and block wall fencing for added privacy—your own personal retreat! Located within the award-winning Cypress School District, this home is zoned for



Landell Elementary, Lexington Junior High, Cypress High School, and is eligible to test for the prestigious Oxford Academy. Donâ€™t miss this opportunity to own a timeless home in one of Cypressâ€™s most desirable neighborhoods!

Built in 1964

**Essential Information**

MLS® #	PW25130511
Price	\$1,149,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,657
Acres	0.13
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Chase Whitney
Listing Office	First Team Real Estate

**Community Information**

Address	10469 Gregory Circle
Area	80 - Cypress North of Katella
Subdivision	Other
City	Cypress
County	Orange
Zip Code	90630

**Amenities**

Parking Spaces	2
Parking	Garage, Direct Access
# of Garages	2
Garages	Garage, Direct Access

View	None
Pool	None

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Sprinklers In Front
Windows	Double Pane Windows
Roof	Composition
Construction	Stucco

## Interior

Interior	Carpet, Vinyl
Interior Features	Ceiling Fan(s), Main Level Primary, Primary Suite
Appliances	Dishwasher, Electric Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Anaheim Union High
Elementary	Landell/Arnold
Middle	Lexington/Oxford
High	Cypress/Oxford

## Additional Information

Date Listed	June 17th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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