

# \$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. Don't miss this opportunity to own a timeless home in one of Cypress'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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