

# **\$1,225,000 - 8237 Flowerwood Avenue, Orange**

MLS® #PW25132505

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## **\$1,225,000**

3 Bedroom, 3.00 Bathroom, 1,641 sqft  
Residential on 0 Acres

Trailwood, Orange,

Location! Location! Location! Santiago Hills is a unique, one of a kind neighborhood nestled in the hills of Orange. Walking trails thru out the neighborhood offer access to the elementary school, community park, coffee shops, Peters Canyon and more. Full of warmth and character this home welcomes you in and invites you to stay. Situated on a quiet cul de sac street, this home is a must see. Soaring ceilings flood the area with light and fresh new paint thru out provides a lovely backdrop for your life. The living room has a new fireplace with a custom wood beam mantle. The remodeled kitchen is complete with stainless appliances, a new dishwasher, rich warm granite counters with custom backsplash, custom cabinets with pull outs, a breakfast bar and a large window with views to the back patio and green belt. The first floor finishes with a spacious dining room, an upgraded powder room and a separate laundry room with storage. Upstairs the primary suite, with a vaulted ceiling, looks out over the green belt walkway behind the home. There is a large walk in closet with his/hers doors and an updated primary bathroom with quartz counters, new sinks and faucets, and separate shower room with a large custom shower. The guest bath has also been updated with new shower door, new quartz counter and faucets. All the windows in the home have white wood plantation shutters that allow you to filter the sunlight however you like thru out the day. All the bedrooms have fan



lights. The direct access 2 car garage has storage cabinets on three sides. There are new windows thru out and all new insulation in the attic and new carpet in the upstairs for a move in ready home. Santiago Hills is a wonderful, sought after neighborhood with views that make you think of Tuscany. Adjacent to West Irvine and Tustin Ranch there is easy access to Tustin Market Place. Santiago Canyon College a walkable distance. Irvine Regional Park in very close by, you could ride bikes there. If you have not been to the zoo there, you need to go! Also you are close to Toll Roads and Freeways. Peters Canyon is also a walkable distance and a great place for hiking and biking all year around. In the winter you can see the snow capped mountains. Don't miss out on this opportunity to live in a wonderful, unique, community. Homes are seldom available here.

Built in 1988

### **Essential Information**

MLS® #	PW25132505
Price	\$1,225,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,641
Acres	0.09
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kay Dygert
Listing Office	First Team Real Estate

### **Community Information**

Address 8237 Flowerwood Avenue

Area	75 - Orange, Orange Park Acres E of 55
Subdivision	Trailwood
City	Orange
County	Orange
Zip Code	92869

### **Amenities**

Parking Spaces	2
# of Garages	2
View	None
Pool	None

### **Exterior**

Lot Description	Cul-De-Sac, Greenbelt
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### **Interior**

Interior Features	All Bedrooms Up, Block Walls
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **School Information**

District	Orange Unified
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### **Additional Information**

Date Listed	June 15th, 2025
Days on Market	61
Short Sale	N
RE / Bank Owned	N

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