

# \$1,049,000 - 1303 Monroe Avenue, Orange

MLS® #PW25135264

**\$1,049,000**

3 Bedroom, 2.00 Bathroom, 1,273 sqft

Residential on 0 Acres

Unknown, Orange,

Remodeled. Refined. Ready to Welcome You Home. Welcome to 1303 E Monroe Ave, a fully reimagined single-story pool home in one of Orangeâ€™s most established neighborhoods â€“ where style, comfort, and convenience come together in a beautifully updated space just minutes from Old Towne, Chapman University, and top-tier medical centers. Inside, natural light and open design set the tone. The spacious living room features brand-new flooring and a stunning sandstone fireplace that anchors the space with warmth and sophistication. The kitchen has been fully remodeled with quartz countertops, stainless steel appliances, double-oven and modern cabinetry, creating a seamless flow for cooking, dining, and entertaining. This home offers three generously sized bedrooms, including a private primary suite with French doors that open directly to a private pool â€“ your own tranquil escape. The first guest bedroom also features its own private entry to the backyard patio, ideal for guests, in-laws, or a stylish work-from-home setup.

Both bathrooms have been thoughtfully upgraded with designer finishes, natural light, and a clean, contemporary aesthetic. Step outside and you'll discover the true heart of the home â€“ a lush backyard retreat with a sparkling pool and sunlit palms, covered gazebo style lounger for al fresco dining, and room to relax, play, or entertain year-round. Offered partially furnished, with select pieces included in the sale, this home allows for an



easy move-in experience while giving you the freedom to personalize your space. Additional highlights include an upgraded electrical panel, dual-pane windows, and an attached 2-car garage. With easy access to the 22, 55, and 57 freeways, you're just minutes from major employers like CHOC, UCI Medical Center, and St. Joseph Hospital, as well as the charm of Old Towne's dining and shopping scene. Whether you're upsizing, downsizing, or making Orange your forever home, 1303 E Monroe Ave delivers lifestyle, location, and lasting value – all in one remarkable package.

Built in 1958

## Essential Information

|                |                             |
|----------------|-----------------------------|
| MLS® #         | PW25135264                  |
| Price          | \$1,049,000                 |
| Bedrooms       | 3                           |
| Bathrooms      | 2.00                        |
| Full Baths     | 2                           |
| Square Footage | 1,273                       |
| Acres          | 0.15                        |
| Year Built     | 1958                        |
| Type           | Residential                 |
| Sub-Type       | Single Family Residence     |
| Status         | Closed                      |
| Listing Agent  | Peter Campellone            |
| Listing Office | Peter A. Campellone, Broker |

## Community Information

|             |  |
|-------------|--|
| Address     | 1303 Monroe Avenue                                 |
| Area        | 72 - Orange & Garden Grove, E of Harbor, N of 22 F |
| Subdivision | Unknown  |
| City        | Orange   |
| County      | Orange   |
| Zip Code    | 92867  |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2  |
| Parking        | Driveway, Garage   |
| # of Garages   | 2  |
| Garages        | Driveway, Garage   |
| View           | Neighborhood, Pool   |
| Has Pool       | Yes  |
| Pool           | Diving Board, In Ground, Private   |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Stucco                           |
| Exterior Features | Rain Gutters                     |
| Lot Description   | Sprinklers Timer                 |
| Windows           | Double Pane Windows, Skylight(s) |
| Roof              | Shingle                          |
| Construction      | Stucco                           |
| Foundation        | Raised                           |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Wood  |
| Interior Features | All Bedrooms Down, Eat-in Kitchen, Furnished, Pantry  |
| Appliances        | Dishwasher, Disposal, Double Oven, Electric Oven, Microwave, Refrigerator, SixBurnerStove, Water Heater |
| Heating           | Central   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| Fireplaces        | Living Room   |
| # of Stories      | 1   |
| Stories           | One   |

## School Information

|          |                |
|----------|----------------|
| District | Orange Unified |
|----------|----------------|

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | June 16th, 2025 |
| Days on Market  | 84              |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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