

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

MLS® #PW25135264

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**\$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 Orange's most established neighborhoods 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 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 a lush backyard retreat with a sparkling pool and sunlit palms, covered gazebo style lounge 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, youâ€™re just minutes from major employers like CHOC, UCI Medical Center, and St. Joseph Hospital, as well as the charm of Old Towneâ€™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 â€“ 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
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## Additional Information

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

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