

# **\$785,000 - 11338 Grand Manan Drive, Cypress**

MLS® #PW25135609

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## **\$785,000**

2 Bedroom, 2.00 Bathroom, 1,392 sqft  
Residential on 0 Acres

Cypress Village Gardens (CYGR), Cypress,

Welcome to this beautifully updated 2-bedroom, 1.5-bath single-family attached home in the highly sought-after Cypress Village community. Thoughtfully maintained and move-in ready, this home offers comfort, convenience, and stylish upgrades throughout. Step inside to find a bright and inviting layout, featuring wood laminate flooring, a modern kitchen appointed with quartz countertops, stainless steel appliances, and an adjacent indoor laundry room with washer, dryer, and refrigerator all included. A half bathroom is located downstairs for added convenience. Upstairs, the full bathroom has been recently updated to include a bathtub/shower combo with tile surround, offering both function and style. The primary bedroom is generously sized and features a walk-in closet, with enough space for a bedroom and home office setup. Additional upgrades include new drought tolerant landscaping, smart thermostat, newer windows and sliding doors, and newer HVAC system—all replaced recently to enhance energy efficiency and year-round comfort. Located in a beautifully maintained neighborhood with top-rated schools, scenic parks, and walking trails, this home offers an incredible opportunity to enjoy one of the area's most desirable communities. Welcome home!



Built in 1976

## **Essential Information**

MLS® #	PW25135609
Price	\$785,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,392
Acres	0.05
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Nancy Huang
Listing Office	Berkshire Hathaway HomeServices California Properties

### Community Information

Address	11338 Grand Manan Drive
Area	57 - Cypress N of Orangewood, S Of Katella
Subdivision	Cypress Village Gardens (CYGR)
City	Cypress
County	Orange
Zip Code	90630

### Amenities

Amenities	Clubhouse, Maintenance Grounds, Pickleball, Pool, Pet Restrictions, Spa/Hot Tub, Tennis Court(s), Pets Allowed
Utilities	Electricity Available, Natural Gas Available, Sewer Connected, Water Available
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Neighborhood
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### Exterior

Lot Description	ZeroToOneUnitAcre
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Windows	Double Pane Windows
Roof	Tile, Mixed
Foundation	Slab

## Interior

Interior	Carpet, Laminate
Interior Features	Separate/Formal Dining Room, Quartz Counters, All Bedrooms Down
Appliances	Electric Range, Microwave, Refrigerator, Vented Exhaust Fan, Water Heater, Dryer, Washer, Electric Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Garden Grove Unified
Elementary	Patton
Middle	Bell
High	Pacifica

## Additional Information

Date Listed	June 16th, 2025
Days on Market	9
Short Sale	N
RE / Bank Owned	N

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