

# **\$388,000 - 1345 Cabrillo Park Drive # A06, Santa Ana**

MLS® #PW25136270

---

## **\$388,000**

1 Bedroom, 1.00 Bathroom, 696 sqft  
Residential on 11 Acres

Monterey Villas, Santa Ana,

Seller will prepay 6 months of Buyer's HOA dues with an accepted offer and successful close of escrow.

Beautifully Upgraded One-Bedroom condo in a prime location in the gated Monterey Villas Condominium community.

Welcome to this sharp upper-level 1-bedroom, 1-bath condominium offering comfort, style, and convenience. Thoughtfully renovated throughout, this home features fresh interior paint, new baseboards, and luxury vinyl flooring that combines elegance with durability. The open beam raised ceilings add a spacious and airy feel to the living area, which opens seamlessly to a private balcony (with no other unit facing you)â€”perfect for relaxing or entertaining.

The upgraded dual-pane vinyl windows and sliding door allow for natural light while enhancing energy efficiency. The kitchen features granite countertops, upgraded cabinets, an included refrigerator, and new microwave oven. The bathroom has been tastefully updated with granite counters, new fixtures at the sink and shower, and matching upgraded cabinetry. There's a large walk-in closet with built-in shelving in the bedroom.

Residents enjoy access to a well-maintained community that includes a pool, spa, sauna, tennis courts, gym, large clubhouse, and a



community laundry. Conveniently located close to shopping, dining, and entertainment, this home offers both tranquility and accessibility.

Donâ€™t miss this outstanding opportunityâ€”schedule your private showing today!

Built in 1976

**Essential Information**

MLS® #	PW25136270
Price	\$388,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	696
Acres	10.91
Year Built	1976
Type	Residential
Sub-Type	Condominium
Style	Spanish
Status	Closed
Listing Agent	Clark Keppel
Listing Office	Coldwell Banker Realty

**Community Information**

Address	1345 Cabrillo Park Drive # A06
Area	70 - Santa Ana North of First
Subdivision	Monterey Villas
City	Santa Ana
County	Orange
Zip Code	92701

**Amenities**

Amenities	Clubhouse, Controlled Access, Fitness Center, Insurance, Management, Pet Restrictions, Pets Allowed, Pool, Sauna, Spa/Hot Tub, Tennis Court(s), Trash, Water
-----------	--

Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Assigned, Carport, Covered, Detached Carport, Gated, Guest, Storage
Garages	Assigned, Carport, Covered, Detached Carport, Gated, Guest, Storage
View	Neighborhood, Park/Greenbelt, Trees/Woods
Has Pool	Yes
Pool	Association, Community, Heated, In Ground
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Gated Community, Key Card Entry, Security Gate

## Exterior

Exterior	Drywall, Stucco
Windows	Double Pane Windows, Screens
Roof	Clay, Spanish Tile
Construction	Drywall, Stucco

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, Bedroom on Main Level, Main Level Primary, Balcony, Beamed Ceilings, Breakfast Bar, Cathedral Ceiling(s), Eat-in Kitchen, High Ceilings, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Electric Oven, Electric Range, Free-Standing Range, Freezer, Microwave, Refrigerator
Heating	Wall Furnace
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	2
Stories	One

## School Information

District	Tustin Unified
Elementary	Guin Foss
Middle	Columbus Tustin
High	Foothill

## Additional Information

Date Listed	June 15th, 2025
Days on Market	50
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 25th, 2026 at 8:50am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.