

# **\$629,000 - 2302 Cayuga Avenue, Placentia**

MLS® #PW25136448

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## **\$629,000**

2 Bedroom, 1.00 Bathroom, 816 sqft

Residential on 0 Acres

Palm Gardens, Placentia,

Looking for a single-story home in North Orange County that won't break the bank? Look no further—this beautifully updated property is move-in ready and packed with modern upgrades.

Step inside and enjoy features such as central heating and air conditioning, recessed lighting, wood-inspired tile flooring, dual-pane windows, mirrored closet doors, closet organizer, and a recently remodeled bathroom. The home has also been enhanced with a full PEX repipe and a tankless water heater—perfect for efficiency and peace of mind. A spacious two-car garage and a private backyard are excellent bonuses for daily living and entertaining.

As summer arrives, you'll love the resort-like amenities, including a sparkling community pool, expansive greenbelts, and ample parking. Located just across the street is a neighborhood park, while shopping, dining, and entertainment await at nearby La Floresta Shopping Center. Outdoor enthusiasts will appreciate the proximity to Carbon Canyon and Tri-City Parks.

Education is top-tier here, too. Directly across the street is Golden Elementary School, a three-time California Distinguished School offering GATE classes. Also in the district are the highly-rated Tuffree Middle School and El Dorado High School, making this an ideal location for families and a smart investment for long-term value.

Take the plunge today on this thoughtfully remodeled home that is ready for you to close



escrow and move in just in time for summer fun.

Built in 1971

## Essential Information

MLS® #	PW25136448
Price	\$629,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	816
Acres	0.04
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Cristal Drake
Listing Office	Circa Properties, Inc.

## Community Information

Address	2302 Cayuga Avenue
Area	84 - Placentia
Subdivision	Palm Gardens
City	Placentia
County	Orange
Zip Code	92870

## Amenities

Amenities	Maintenance Front Yard, Pool
Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, Garage Door Opener, Garage Faces Rear
# of Garages	2
Garages	Garage, Garage Door Opener, Garage Faces Rear
View	Neighborhood
Has Pool	Yes

Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Walkstreet
Windows	Double Pane Windows
Roof	Metal
Construction	Stucco
Foundation	Slab

## Interior

Interior	Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, All Bedrooms Down
Appliances	Dishwasher, Disposal, Microwave, Water Heater, Electric Range
Heating	Central
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Placentia-Yorba Linda Unified
Elementary	Golden
Middle	Tuffree
High	El Dorado

## Additional Information

Date Listed	May 31st, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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