

\$998,000 - 12691 Sweetbriar Drive, Garden Grove

MLS® #PW25157087

\$998,000

3 Bedroom, 2.00 Bathroom, 1,550 sqft
Residential on 0 Acres

Other, Garden Grove,

Back on Market Price Improved your gain!!!!
Recently renovated home on a quiet well-established street in the heart of Garden Grove. This home has great curb appeal welcoming you with a charming brick walkway that leads to the front door. As you enter the home you will find beautifully redone hardwood floors with all new recessed lighting throughout, freshly painted interior and exterior. Low-E dual pane windows and sliding doors have been installed throughout the entire house. You are greeted in the kitchen with granite counters and plenty of space to whip up your favorite dish. The family room is freshly painted, new carpet and recessed lighting including the dual pane windows to keep that cold winter out; it is the perfect size for those cozy nights to enjoy sitting by the fireplace. We even offer a completely redone bonus room: approximately 23X14 including insulation, electrical, fresh paint, carpet and even its own heating & air conditioning unit; this large room can be used for multiple functions. The three bedrooms have been nicely redone with warming fresh paint, new carpet and ceiling fans/lighting; these rooms are all naturally well-lit. Both bathrooms have upgraded light fixtures, faucets and paint. The garage is a fully finished garage that has been freshly painted; it even has a new garage door and opener. This home's lovely backyard offers a formidable hedge around the perimeter for plenty of privacy and a covered patio for those evenings of doing some



relaxing with a little porch sitting. It even has its own lemon tree. The owner has spared no expense at upgrading this property. Stop by for a visit before itâ€™s gone. Located within a short walking distance of parks and elementary schools. Plenty of shopping and dining nearby. Easy access to 5, 22, and 57 freeways.

Built in 1955

Essential Information

MLS® #	PW25157087
Price	\$998,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,550
Acres	0.17
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Lorie Felling
Listing Office	Circa Properties, Inc.

Community Information

Address	12691 Sweetbriar Drive
Area	72 - Orange & Garden Grove, E of Harbor, N of 22 F
Subdivision	Other
City	Garden Grove
County	Orange
Zip Code	92840

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	5

Parking	Concrete, Direct Access, Door-Single, Driveway, Driveway Level, Garage, Garage Door Opener, Garage Faces Front, Off Street, Private
# of Garages	2
Garages	Concrete, Direct Access, Door-Single, Driveway, Driveway Level, Garage, Garage Door Opener, Garage Faces Front, Off Street, Private
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Brick, Drywall, Plaster, Stucco
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear, Sprinklers Manual, Sprinkler System, Street Level, Yard
Windows	Double Pane Windows
Roof	Composition
Construction	Brick, Drywall, Plaster, Stucco
Foundation	Combination, Raised

Interior

Interior	Carpet, Laminate, Tile, Wood
Interior Features	All Bedrooms Down, Bedroom on Main Level, Block Walls, Built-in Features, Ceiling Fan(s), Granite Counters, Main Level Primary, Recessed Lighting
Appliances	Dishwasher, Disposal, Electric Range, Gas Cooktop, Gas Range, Gas Water Heater, Ice Maker, Microwave, Range Hood, Refrigerator, Self Cleaning Oven, Vented Exhaust Fan, Water To Refrigerator
Heating	Ductless, Fireplace(s), Wall Furnace
Cooling	Attic Fan, Ductless
Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter, Wood Burning
# of Stories	1
Stories	One

School Information

District	Garden Grove Unified
Elementary	Earl Warren
Middle	Walton
High	Santiago

Additional Information

Date Listed	July 24th, 2025
Days on Market	70
Short Sale	N
RE / Bank Owned	N

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