

# **\$1,490,000 - 287 Hanover Drive, Costa Mesa**

MLS® #PW25160703

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## **\$1,490,000**

3 Bedroom, 2.00 Bathroom, 1,378 sqft  
Residential on 0 Acres

College Park (COLP), Costa Mesa,

What an AMAZING MID-CENTURY MODERN FIXER opportunity in the highly-coveted neighborhood of College Park!! Sweetly nestled on a nice, large lot & situated mid-block on a lovely, wide, serene, tree-lined destination street (Hanover Drive is accessed by Princeton Drive to the west & culminates in a cul-de-sac to the east), this diamond in the rough & outstanding blank canvas is ready for an incredible transformation! Bring your creative vision, artistry & awesome ideas! Everything is ready for reinvention & to be beautifully re-imagined inside & outside w/the proper vision & execution into a MODERN & STUNNING GEM!! Capitalize on its excellent potential & great bones! Ample windows, including a plethora of clerestory windows, infuse the home with natural light all throughout. Sellers completed some great improvements to the home over the years of their ownership, including a new Noritz tankless water heater installed in 2019, new roof in 2018 w/city permit, new windows, patio slider, doors, new forced-air furnace & ducting in 2011. Living room, kitchen & dining area have vaulted ceilings & are spacious, open & bright. Kitchen has a convenient side door to covered breezeway, garage & backyard. Inside laundry in the hallway. Spacious covered patio & backyard, once remodeled, will be ideal for year-round lounging/relaxing, entertaining family & friends, morning coffee, evening happy hour, BBQing & al fresco dining!! Large front & back yards. Fruit trees



on the grounds. Detached 2-car garage w/a long driveway offers additional parking for several cars. So many possibilities to be envisioned & expanded upon, including due diligence into the creation of an ADU for possible multi-generational living, flex space/home office or for a tenant to potentially help subsidize any mortgage. A fantastic, wide-ranging spectrum of dining, shopping, entertainment, schools, parks, golf courses, other leisure & recreation & so much more nearby, all just a leisurely stroll, skateboard ride, bike ride or quick car ride away! OC Fair & Event Center, Orange Coast College, CM Middle & Performing Arts High School, Vanguard University, CM Country Club, MV Country Club, South Coast Plaza, John Wayne Airport, UCI, Upper Newport Bay & more! Convenient access to major transit & transportation routes. including the 405/73/55 fwys. Long-time owners abound in this premium neighborhood! Don't miss out on this terrific opportunity! We welcome your visit & thank you so much for your interest! :)

Built in 1957

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | PW25160703              |
| Price          | \$1,490,000             |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,378                   |
| Acres          | 0.16                    |
| Year Built     | 1957                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Mid-Century Modern      |
| Status         | Closed                  |
| Listing Agent  | Mary Ebersole           |

Listing Office            Re/Max R. E. Specialists

## **Community Information**

Address                    287 Hanover Drive  
Area                        C4 - Central Costa Mesa  
Subdivision              College Park (COLP)  
City                        Costa Mesa  
County                    Orange  
Zip Code                 92626

## **Amenities**

Utilities                  Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected  
Parking Spaces          2  
Parking                   Driveway, Garage Faces Front, Garage  
# of Garages              2  
Garages                   Driveway, Garage Faces Front, Garage  
View                      None  
Pool                       None  
Security                   Carbon Monoxide Detector(s), Smoke Detector(s)

## **Exterior**

Lot Description          Back Yard, Front Yard, Sprinklers In Front, Lawn, Sprinklers In Rear  
Windows                  Blinds, Double Pane Windows

## **Interior**

Interior                   Tile, Vinyl  
Interior Features        Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Primary Suite, Eat-in Kitchen, Tile Counters  
Appliances               Dishwasher, Electric Cooktop, Disposal, Tankless Water Heater  
Heating                   Forced Air, Fireplace(s)  
Cooling                   None  
Fireplace                  Yes  
Fireplaces                Living Room, Gas  
# of Stories               1  
Stories                    One

## **School Information**

District                   Newport Mesa Unified

**Additional Information**

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 18th, 2025 |
| Days on Market  | 4               |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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