

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

MLS® #PW25160703

\$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

Additional Information

Date Listed July 18th, 2025

Days on Market 4

Short Sale N

RE / Bank Owned N

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