

# **\$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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