

# **\$1,198,800 - 12741 Bartlett St, Garden Grove**

MLS® #PW25171434

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**\$1,198,800**

4 Bedroom, 3.00 Bathroom, 2,099 sqft

Residential on 0 Acres

Garden Park (GARP), Garden Grove,

Welcome to West Garden Grove living at its finest! Nestled in the highly desirable Garden Park neighborhood, just one block from Seal Beach, this expanded Plan 7 home offers 4 bedrooms, 2.5 bathrooms, and a backyard built for entertaining. From the moment you arrive, the timeless curb appeal featuring custom siding and an oversized, brick-trimmed drivewayâ€™reinforced to accommodate RVs, boats, or larger vehiclesâ€™set the tone for a property that truly checks all the boxes. Inside, the spacious open-concept layout seamlessly connects the living, dining, and kitchen areas. A chefâ€™s kitchen is a dream, featuring Silestone countertops (installed in 2021), an island with seating, custom cabinetry, and top-tier appliances including a Wolf 6-burner range and Samsung convection microwave. Natural light pours through dual-pane energy-efficient windows, highlighting smooth ceilings, recessed lighting, and quality finishes throughout. Tile and laminate floors make cleaning a breeze and provide carpet free living.

The expanded primary suite is a private retreat, offering ample space and a remodeled en-suite bathroom. Additional bedrooms provide flexibility for family, guests, or a home office. Recent upgrades bring peace of mind with a newer CertainTeed Landmark Solaris roof (installed in 2024), 200-amp electrical panel (installed in 2023), full copper re-pipe, and newer HVAC system with an electrical air



filtration system.

Step outside to your own backyard relaxation with an outdoor shower, and spacious yard designed for gatherings. The finished garage, complete with HVAC connection, offers versatility for a gym, workshop, or additional living space.

Beyond the property, the lifestyle is unbeatable. Enjoy proximity to Seal Beach, West Grove Park, shopping, dining, and top-rated GGUSD schoolsâ€”Barker Elementary, Bell Intermediate, and Pacifica High.

This is more than a houseâ€”itâ€™s a home designed for comfort, entertaining, and community. Donâ€™t miss this rare opportunity in one of West Garden Groveâ€™s most coveted locations!

Built in 1965

## Essential Information

MLS® #	PW25171434
Price	\$1,198,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,099
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Jennifer Tackney
Listing Office	GMT Real Estate

## Community Information

Address	12741 Bartlett St
Area	47 - Garden Park
Subdivision	Garden Park (GARP)
City	Garden Grove
County	Orange
Zip Code	92845

## Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Available, Water Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage, RV Access/Parking
# of Garages	2
Garages	Direct Access, Driveway, Garage, RV Access/Parking
View	None
Pool	None

## Exterior

Exterior	Plaster, Copper Plumbing
Exterior Features	Brick Driveway
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Yard
Windows	Double Pane Windows, ENERGY STAR Qualified Windows
Construction	Plaster, Copper Plumbing
Foundation	Slab

## Interior

Interior	Laminate, Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Primary Suite
Appliances	SixBurnerStove, Gas Oven, Gas Range, Gas Water Heater, Microwave
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Garden Grove Unified
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## Additional Information

Date Listed	July 21st, 2025
Days on Market	27
Short Sale	N
RE / Bank Owned	N

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