

\$1,595,000 - 6049 Mabury Avenue, Orange

MLS® #PW25185718

\$1,595,000

4 Bedroom, 3.00 Bathroom, 2,331 sqft
Residential on 0 Acres

Mabury Ranch 1 (MBRN), Orange,

MABURY RANCH CHARMER | PRIVATE BACKYARD RETREAT | CORNER LOT ON SINGLE-LOADED STREET | UPDATED INTERIOR FINISHES | Welcome to 6049 E Mabury Avenue, a beautifully cared-for two-story home tucked into the highly sought-after Mabury Ranch community of Orange. Known for its wide, tree-lined streets, community events, and peaceful atmosphere, Mabury Ranch continues to be one of North Orange County's most desirable places to call home, and this property is your perfect opportunity to join it. With charming curb appeal and a warm, welcoming interior, this 4-bedroom, 3-bathroom home offers a beautiful living space with tasteful updates throughout. Upon entry, you're greeted by vaulted ceilings and a light-filled living room that seamlessly flows into a formal dining space. Wide-plank flooring, neutral paint tones, and updated lighting provide a fresh, move-in-ready feel while still allowing space for your personal touch. At the heart of the home sits a spacious kitchen with granite countertops, bar seating, and a view out to the backyard. It opens to a cozy family room with a stone fireplace and built-in cabinetry, ideal for relaxed evenings or casual entertaining. Just off the family room, sliding doors lead to a stunning backyard oasis. With a large covered patio, in-ground spa, firepit, and gardens framed by mature trees and landscaping, the outdoor space offers privacy, comfort, and flexibility for year-round enjoyment. Tucked



away in the back corner of the yard is a charming detached studio with French doors, skylights, and natural wood finishes. Whether used for painting, yoga, crafting, or quiet work-from-home space, this special retreat adds a layer of function and creativity few properties offer. Upstairs, the oversized primary suite features serene hill views, a large closets, and a beautifully remodeled en-suite bath with a walk-in shower and granite-topped vanity. Three additional bedrooms and a full hallway bathroom complete the upper level, offering plenty of room for family, guests, or a home office. Additional highlights include a 3-car garage, newer flooring, recessed lighting, and central HVAC. Residents of Mabury Ranch enjoy access to nearby walking trails, parks, and top-rated schools. Neighborhood events and activities include Hot August Nights Classic Car Show, holiday festivities, and nearby Santiago Oaks Park. Don't miss your chance to live in one of Orange's most beloved communities. 6049 E Mabury Ave is ready to welcome you home.

Built in 1980

Essential Information

MLS® #	PW25185718
Price	\$1,595,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,331
Acres	0.27
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Listing Agent Kathy Leimkuhler
Listing Office First Team Real Estate

Community Information

Address 6049 Mabury Avenue
Area 72 - Orange & Garden Grove, E of Harbor, N of 22 F
Subdivision Mabury Ranch 1 (MBRN)
City Orange
County Orange
Zip Code 92867

Amenities

Amenities Horse Trails, Picnic Area, Trail(s)
Utilities Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces 3
Parking Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage
of Garages 3
Garages Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage
View Park/Greenbelt, Neighborhood, Canyon
Pool None

Exterior

Exterior Drywall, Stucco
Lot Description Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot, Street Level, Yard
Windows Double Pane Windows, Bay Window(s)
Roof Tile, Concrete
Construction Drywall, Stucco
Foundation Slab

Interior

Interior Vinyl
Interior Features Breakfast Bar, Breakfast Area, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Up, Primary Suite
Appliances Dishwasher, Gas Cooktop, Gas Oven, Gas Range, Microwave, Refrigerator, Water To Refrigerator, Freezer
Heating Central, Forced Air
Cooling Central Air

Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter
# of Stories	2
Stories	Two

School Information

District	Orange Unified
Elementary	Linda Vista
Middle	Cerro Villa
High	Villa Park

Additional Information

Date Listed	August 19th, 2025
Days on Market	34
Short Sale	N
RE / Bank Owned	N

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