

# **\$1,399,000 - 926 W. Valencia Mesa Drive, Fullerton**

MLS® #PW25187913

**\$1,399,000**

3 Bedroom, 2.00 Bathroom, 1,808 sqft

Residential on 0 Acres

Sunny Hills (SUNH), Fullerton,

Dreaming of a tree-lined street, where spacious front yards and the ease of walking to top-rated neighborhood schools still exist? Discover Sunny Hills, one of Fullerton's most coveted enclaves, where privacy, space and timeless charm come together. This classic home rests on an expansive 21,200 sq.ft. flat lot. Is your vision to create a flourishing garden, add a sparkling pool, entertain on a grand scale, or design an ADU for multi-generational living or rental income, this property offers the ideal canvas. Inside, the home embraces its vintage character with light-filled interiors, gleaming oak floors and thoughtful gathering spaces. A formal living room with brick fireplace, a separate dining room overlooking lush greenery and family room with built-in bookshelves and a second fireplace provide the perfect backdrop for everyday living and special celebrations. The kitchen, with abundant oak cabinetry, double ovens, gas cooktop and newer dishwasher, makes meal preparation a breeze. Modern upgrades blend seamlessly with the home's character - central air and heating, updated bathroom fixtures and fresh landscaping - ensuring comfort while leaving room for tomorrow's dreams. Nestled within walking distance to award winning Sunny Hills High School and just a mile from St. Jude Medical Center, this property offers a lifestyle of convenience, community and enduring value.



Built in 1949

## Essential Information

MLS® #	PW25187913
Price	\$1,399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,808
Acres	0.49
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Marilyn Ryder
Listing Office	Seven Gables Real Estate

## Community Information

Address	926 W. Valencia Mesa Drive
Area	83 - Fullerton
Subdivision	Sunny Hills (SUNH)
City	Fullerton
County	Orange
Zip Code	92835

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage Faces Front, Pull-through, RV Access/Parking
# of Garages	2
Garages	Driveway, Garage Faces Front, Pull-through, RV Access/Parking
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Level, Sprinkler System, Sprinklers Timer
Roof	Shake, Shingle
Foundation	Raised

## Interior

Interior	Laminate, Wood
Interior Features	All Bedrooms Down, Beamed Ceilings, Block Walls, Eat-in Kitchen, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Cooktop, Disposal, Double Oven
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	1
Stories	One

## School Information

District	Fullerton Joint Union High
Elementary	Fern Drive
High	Sunny Hills

## Additional Information

Date Listed	July 21st, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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