

# \$1,250,000 - 653 Buttonbush Trail, Orange

MLS® #PW25191051

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## \$1,250,000

3 Bedroom, 2.00 Bathroom, 1,771 sqft  
Residential on 0 Acres

BROADMOOR PARK, Orange,

Nestled into the gorgeous hills of Orange Park Acres, Broadmoor community offers resort-style living with unmatched amenities! Move In Ready for the avid equestrian, or those who want a retreat at home every day. Residents will enjoy a private pool, pickleball, tennis and basketball courts, playgrounds, a private barn with a fully equipped equestrian center, scenic lakes, over 40 miles of trails, and seasonal concerts in the park. This meticulously upgraded 3 Bedroom 2 Bathroom home combines modern elegance with everyday functionality and detail. A whole-house filtration system provides clean, chemical-free water, while a serene atrium with Trex decking, walnut accents, and a water feature extends the living space outdoors. Striking exterior woodwork, fresh landscaping, an 8-car expanded driveway, and tranquil yard. Inside, the entryway impresses with slate herringbone flooring, custom paneling, and a sleek glass front door. The open living and dining rooms feature walnut-wrapped beams, wainscoting, and a custom fireplace mantle, while the gourmet kitchen offers quartz countertops, a walnut island with seating, custom cabinetry, and premium appliances including a Verona dual-fuel oven, Bosch dishwasher, and built-in wine cooler. The primary suite boasts a reconfigured layout with custom closets, travertine flooring, a double vanity, and LED-lit mirrors, while secondary bedrooms and bathrooms have been stylishly updated with new flooring, modern vanities,



and fresh finishes. Efficiency and comfort are ensured with a state-of-the-art HVAC system, smart thermostat, and extensive warranty coverage for peace of mind. Every detail, from upgraded lighting and flooring to custom millwork and storage, has been thoughtfully designed, making this home the perfect blend of style, comfort, and long-term value. This home is equipped with a high-efficiency American Standard Silver 15 Heat Pump system, paired with a R410a high-performance evaporator coil and controlled by a smart NEST thermostat. The installation includes upgraded copper refrigerant lines, a sealed air handler platform, insulated plenums, new bar-type supply registers, and a professionally cleaned blower and motor for optimal airflow. Both inside and outside of this dream home have been upgraded. Ideally situated on a quiet cul-de-sac near the pool, lakes and courts, this home is close proximity to dining, parks & great schools!

Built in 1976

### **Essential Information**

MLS® #	PW25191051
Price	\$1,250,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,771
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Modern, Ranch, Traditional, Contemporary
Status	Closed
Listing Agent	Jennifer Holland
Listing Office	Real Broker

## Community Information

Address	653 Buttonbush Trail
Area	75 - Orange, Orange Park Acres E of 55
Subdivision	BROADMOOR PARK
City	Orange
County	Orange
Zip Code	92869

## Amenities

Amenities	Outdoor Cooking Area, Barbecue, Picnic Area, Pool, Security, Horse Trails, Maintenance Grounds, Pet Restrictions, Pickleball, Playground, Sport Court, Tennis Court(s), Trail(s)
Utilities	Cable Available, Natural Gas Available, Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	10
Parking	Direct Access, Driveway, Garage, Guest
# of Garages	10
Garages	Direct Access, Driveway, Garage, Guest
View	Hills, Park/Greenbelt, Trees/Woods
Waterfront	Lake Privileges
Has Pool	Yes
Pool	Community, Heated, In Ground, Association, Tile
Security	Carbon Monoxide Detector(s), Security Gate, Gated Community, Smoke Detector(s)

## Exterior

Exterior	Concrete, Stucco, Drywall, Ducts Professionally Air-Sealed, Wood Siding
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level, Near Park, Sprinkler System, Yard, Garden, Horse Property, Ranch
Windows	Atrium
Roof	Other
Construction	Concrete, Stucco, Drywall, Ducts Professionally Air-Sealed, Wood Siding

## Interior

Interior	Tile, Wood, Stone
Interior Features	Breakfast Bar, Cathedral Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, Open Floorplan, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Ceiling Fan(s), French Door(s)/Atrium Door(s), Main Level Primary, Paneling/Wainscoting, Quartz Counters, Storage
Appliances	Dishwasher, Disposal, Gas Range, Ice Maker, Microwave, Electric Range,

	Free-Standing Range, Water Heater, Water Purifier, Water To Refrigerator
Heating	Central, Fireplace(s), Heat Pump, High Efficiency, Wood
Cooling	Central Air, ENERGY STAR Qualified Equipment, Gas, Heat Pump, High Efficiency
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

### **School Information**

District	Orange Unified
Elementary	Panorama
Middle	Santiago Charter
High	EI Modena

### **Additional Information**

Date Listed	August 25th, 2025
Days on Market	46
Short Sale	N
RE / Bank Owned	N

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