

\$1,199,000 - 11352 Fredrick Drive, Garden Grove

MLS® #PW25195803

\$1,199,000

3 Bedroom, 3.00 Bathroom, 2,202 sqft

Residential on 0 Acres

Other, Garden Grove,

Welcome to this stunning, spacious single-story ranch-style pool home located in the highly sought-after neighborhood of East Garden Grove. Nestled on a sprawling 11,832 sf lot, this 2,200+ sq. ft. residence offers a blend of comfort, convenience, & modern charm. The front yard showcases beautiful curb appeal with a large Brazilian Pepper shade tree & lush grassy area. You'll be greeted by the warm ambiance of the original oak hardwood floors that span the bright & airy living room. A brick-faced fireplace with a built-in wood box & additional storage adds a classic touch to the space, creating an inviting space for family gatherings & cozy evenings. The well-appointed kitchen features rich wood cabinetry, new dishwasher, & a picturesque garden window framing views of the neighborhood. The central island, with its convenient breakfast bar & built-in storage, serves as both a prep space & gathering spot. The separate rear family room is a perfect retreat, whether used as a cozy space for family time or an entertainment hub. The room features a secondary brick fireplace with a raised hearth & open wood beam ceilings offering an additional space to relax & unwind. With direct access to the backyard plus an attached 3/4 bath with private side entrance, this room could also serve as a separate guest suite or mother-in-law unit, complete with storage area that could be easily converted into a kitchenette. The 3 spacious bedrooms provide the ideal setup for restful nights. The



primary suite boasts an attached bath with a walk-in shower & pedestal sink. Dual mirrored door closets & original built-ins, provide ample storage & functionality. A large secondary bedroom plus a 3rd guest bedroom ensures plenty of space for family or guests. The expansive backyard is an entertainer's dream. Dive into the refreshing in-ground pool with a diving board & slide, or relax under the covered patio, perfect for outdoor dining or enjoying the fire pit. The large grassy area is ideal for children to play or could be expanded for a future ADU. A side yard with raised bed planters & a potting area will delight the gardening enthusiast. Additional highlights include dual-pane windows, original hardwood floors (under bedroom carpeting), over-sized driveway with ample parking, & attached 2-car garage w/direct access. Situated near some of SOCAL's most popular attractions including Disneyland & Downtown Disney, this home offers the perfect combination of privacy, convenience & lifestyle

Built in 1955

Essential Information

| | |
|----------------|--------------------------|
| MLS® # | PW25195803 |
| Price | \$1,199,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 1 |
| Square Footage | 2,202 |
| Acres | 0.27 |
| Year Built | 1955 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Ranch |
| Status | Closed |
| Listing Agent | Lisa Blanc |
| Listing Office | Seven Gables Real Estate |

Community Information

| | |
|-------------|--|
| Address | 11352 Fredrick Drive |
| Area | 64 - Garden Grove E of Euclid, W of Harbor |
| Subdivision | Other |
| City | Garden Grove |
| County | Orange |
| Zip Code | 92840 |

Amenities

| | |
|----------------|---|
| Utilities | Sewer Connected |
| Parking Spaces | 2 |
| Parking | Garage, Garage Door Opener, Direct Access, Oversized, Storage |
| # of Garages | 2 |
| Garages | Garage, Garage Door Opener, Direct Access, Oversized, Storage |
| View | Neighborhood |
| Has Pool | Yes |
| Pool | In Ground, Private, Diving Board, Filtered |

Exterior

| | |
|-----------------|-----------------------|
| Exterior | Stucco, Wood Siding |
| Lot Description | Back Yard, Front Yard |
| Windows | Double Pane Windows |
| Roof | Composition |
| Construction | Stucco, Wood Siding |

Interior

| | |
|-------------------|--|
| Interior | Carpet, Tile |
| Interior Features | Ceiling Fan(s), Main Level Primary, Utility Room, Beamed Ceilings, Breakfast Bar, Built-in Features, In-Law Floorplan, Laminate Counters |
| Appliances | Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Trash Compactor, Water To Refrigerator, Dryer, Washer, Built-In Range |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| Fireplaces | Family Room, Living Room, Raised Hearth, Masonry |
| # of Stories | 1 |
| Stories | One |

School Information

| | |
|------------|----------------------|
| District | Garden Grove Unified |
| Elementary | Stanley |
| Middle | Ralston |
| High | Garden Grove |

Additional Information

| | |
|-----------------|-------------------|
| Date Listed | August 29th, 2025 |
| Days on Market | 6 |
| Short Sale | N |
| RE / Bank Owned | N |

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