

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

MLS® #PW25195803

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## **\$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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