

\$849,900 - 166 Singingwood Street # 9, Orange

MLS® #PW25197068

\$849,900

3 Bedroom, 3.00 Bathroom, 1,786 sqft

Residential on 12 Acres

Villeurbanne/Streamhouse, Orange,

Value range pricing between

\$799,900-\$849,900. Nestled in the hills of Orange is this stunning, architectural condo that says...I'M HOME! If you're looking for luxury, space and location...look no further. Upon entering this delightful home, you are immediately greeted with an open-concept layout with levels. A voluminous feel created by high, soaring ceilings and an abundance of natural light provides a warm, welcoming atmosphere. The living room features a cozy stone-mantel fireplace, custom built-ins, plantation shutters and slider to a back patio with serene greenbelt and stream views. The next level continues with a seamless flow to a flexible open space overlooking the living room - an excellent option for a home office, game room or formal dining area. This magnificent kitchen has been redesigned and upgraded to perfection with floor to ceiling pantry, soft closing cabinetry, granite countertops and an expanded peninsula with pendant lighting, added storage and seating. Stainless steel appliances, double ovens and induction cooktop, will ensure you'll be hosting the next holiday gathering! Additional space allows for bistro seating and continues to a generous size dining room. The adjoining dining area opens to a second patio, ideal for evening BBQs, al fresco dining or simply enjoying your morning coffee. The space on this level creates multiple access throughout the home. The top level includes an impressive primary suite with vaulted ceilings, mirror wardrobe



doors and greenbelt views. The spa-inspired ensuite includes a dual sink vanity, makeup station and custom tile shower with frameless glass enclosure. Completing this level are 2 generous sized bedrooms and stylish hallway bath featuring tub/shower, glass enclosure, new faucet and vessel sink. The ground floor offers convenience with an interior laundry area, half bath, expanded storage and direct access to the 2-car garage. Additional highlights include: Wood flooring throughout, plantation shutters & sliders, fresh interior paint, granite counter tops, updated vessel sinks and faucets, ceiling fans, elegant crown molding and baseboards. The HOA COVERS water and trash.Â Villeurbanne residents enjoy a peaceful setting surrounded by hiking and biking trails, while being minutes from freeways, Toll Roads, Old Towne Orange, Irvine Regional Park, shopping and dining.Â And there's MORE...With an acceptable offer the seller will consider BUYER CREDIT for HOA dues, closing costs or rate buy down.

Built in 1986

Essential Information

MLS® #	PW25197068
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,786
Acres	11.73
Year Built	1986
Type	Residential
Sub-Type	Condominium
Style	Modern
Status	Closed

Listing Agent Jackie D' Andrea
Listing Office BHHS CA Properties

Community Information

Address 166 Singingwood Street # 9
Area 75 - Orange, Orange Park Acres E of 55
Subdivision Villeurbanne/Streamhouse
City Orange
County Orange
Zip Code 92869

Amenities

Amenities Maintenance Grounds, Pool, Spa/Hot Tub, Trash, Water, Clubhouse, Trail(s)
Utilities Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces 2
Parking Direct Access, Garage
of Garages 2
Garages Direct Access, Garage
View Park/Greenbelt, Neighborhood
Has Pool Yes
Pool In Ground, Association
Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Stucco
Lot Description Cul-De-Sac, Greenbelt
Windows Plantation Shutters
Roof Other
Construction Stucco
Foundation Slab

Interior

Interior Wood
Interior Features Breakfast Bar, Balcony, Ceiling Fan(s), Open Floorplan, Pantry, All Bedrooms Up, Loft, Primary Suite, Cathedral Ceiling(s), Country Kitchen, Granite Counters, High Ceilings, Multiple Staircases
Appliances Double Oven, Dishwasher, Disposal, Microwave, Electric Cooktop, Water Heater

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	3
Stories	Three Or More

School Information

District	Orange Unified
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	September 3rd, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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