

\$925,000 - 1201 E. St. James Ave, Orange

MLS® #PW25215003

\$925,000

3 Bedroom, 2.00 Bathroom, 1,204 sqft

Residential on 0 Acres

Other, Orange,

Welcome to a rare opportunity in a highly accessible location—this single-level residence offers endless potential for those with vision and creativity. Situated on an expansive lot of over 8,000 square feet, the property features a generous layout with three bedrooms and two bathrooms, providing a versatile foundation for personalization and enhancement.

The home begins with a welcoming double-door entry that opens into a spacious interior filled with abundant natural light, thanks to well-placed windows throughout. The inside laundry area is conveniently located off the hall bathroom and adjacent to the kitchen, offering easy access and functionality for daily routines. A detached two-car garage and extended driveway provide ample space for vehicles, storage, or future possibilities.

Outdoors, the backyard is a standout feature—wide, open, and enclosed for added privacy with block wall fencing. It presents a blank canvas for landscaping, entertaining areas, or even expansion projects. Whether you're envisioning a garden retreat, play area, or outdoor kitchen, there's room to bring your ideas to life.

While the property will benefit from some TLC, its generous lot size and layout make it an exciting opportunity for anyone looking to create a personalized space that reflects their



unique style and needs. Located near Eisenhower Park, The Village at Orange, and major freeways including the 55, 91, and 57, the home offers convenient access to shopping, dining, and recreation.

This is more than just a home—it's a chance to shape a space with imagination and purpose. Let your creativity lead the way today!

Built in 1962

Essential Information

MLS® #	PW25215003
Price	\$925,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,204
Acres	0.18
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	David Silva
Listing Office	Coldwell Banker Realty

Community Information

Address	1201 E. St. James Ave
Area	72 - Orange & Garden Grove, E of Harbor, N of 22 F
Subdivision	Other
City	Orange
County	Orange
Zip Code	92865

Amenities

Utilities	Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Water Available, Water Connected
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Parking Spaces	5
Parking	Garage, Concrete, Door-Single, Garage Door Opener, Garage Faces Front, Oversized
# of Garages	2
Garages	Garage, Concrete, Door-Single, Garage Door Opener, Garage Faces Front, Oversized
View	None
Pool	None

Exterior

Windows	Double Pane Windows
Roof	Other
Foundation	Raised

Interior

Interior	Wood
Interior Features	Bedroom on Main Level, Ceiling Fan(s), Open Floorplan
Appliances	Dishwasher, Gas Range, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Orange Unified
Elementary	Olive
Middle	Cerro Villa
High	Villa Park

Additional Information

Date Listed	September 6th, 2025
Days on Market	70
Short Sale	N
RE / Bank Owned	N

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