

# \$1,500,000 - 408 Las Palmas Drive, Fullerton

MLS® #PW25235487

**\$1,500,000**

1 Bedroom, 1.00 Bathroom, 640 sqft

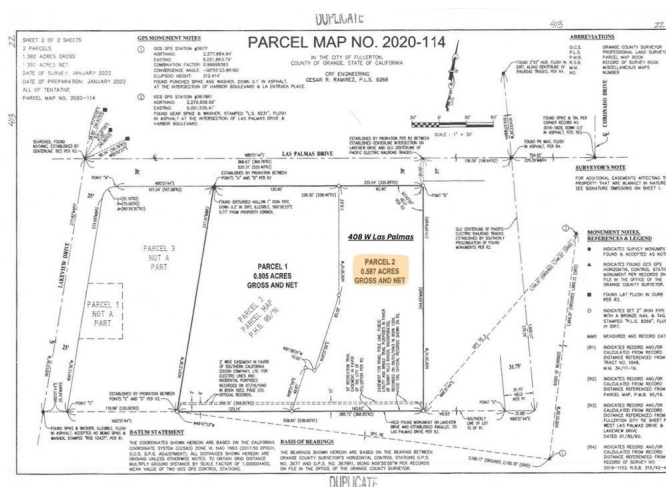
Residential on 1 Acres

Sunny Hills (SUNH), Fullerton,

Rare Las Palmas Offering â€“ Build Your Dream Estate in a Prime Location

This is the last available parcel on prestigious Las Palmas, a highly coveted neighborhood within an award-winning School District (Sunny Hills High School, Parks Junior High, and Laguna Road Elementary). Spanning 25,569 sq. ft. (0.587 acre), this level lot presents an exceptional opportunity to design and build a custom estate or take advantage of the approved plans and new construction permit. The approved plans include a 3,470 sq. ft. single-family residence, including a 556 sq. ft. attached garage and a 279 sq. ft. detached workshop, thoughtfully designed to maximize space and livability. The seller has completed due diligence materials.

The property already features established improvements, including a 640 sq. ft. dwelling and a large in-ground pool. While the pool is currently empty and requires repair, plumbing is present (presently capped) and ready for new equipment. Utilities are on-site with sewer, gas, and water connections in place, and a temporary power pole for electricity. Adding to the character and charm of this parcel are mature fruit and shade trees, including pomegranate, guava, mango, macadamia nut, bay laurel, orange, silk floss, pepper, and jacaranda. These established trees provide natural beauty and privacy. With its combination of location, size, existing improvements, and development flexibility, this property is truly one-of-a-kind. Whether you



envision designing your own dream estate or moving forward with the approved luxury home plans, this is a rare chance to secure a premier piece of land in one of Fullerton’s most desirable neighborhoods. Opportunities like this on Las Palmas will not come along again.

Built in 2005

**Essential Information**

MLS® #	PW25235487
Price	\$1,500,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	640
Acres	0.59
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Melissa Louden
Listing Office	Real Broker

**Community Information**

Address	408 Las Palmas Drive
Area	83 - Fullerton
Subdivision	Sunny Hills (SUNH)
City	Fullerton
County	Orange
Zip Code	92835

**Amenities**

Utilities	Cable Connected, Electricity Available, Natural Gas Available, Sewer Connected, Water Connected
View	None
Has Pool	Yes
Pool	In Ground, Private, Waterfall

**Exterior**

Exterior Features	Barbecue
Lot Description	ZeroToOneUnitAcre, Street Level, Value In Land

## Interior

Interior Features	Primary Suite
Heating	Radiant
Cooling	Central Air
Fireplace	Yes
Fireplaces	Outside
# of Stories	1
Stories	One

## School Information

District	Fullerton Joint Union High
Elementary	Laguna Road
Middle	Parks
High	Sunny Hills

## Additional Information

Date Listed	September 29th, 2025
Days on Market	1
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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