

\$725,000 - 140 Primrose Ave, Placentia

MLS® #PW25248843

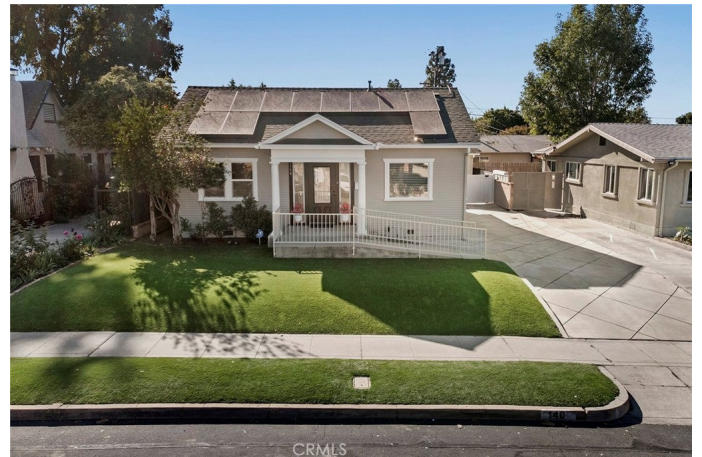
\$725,000

2 Bedroom, 2.00 Bathroom, 922 sqft

Residential on 0 Acres

N/A, Placentia,

Whether for a 1st time buyer, downsizing sellers, or for investment, this home is ideal. Come see this desirable single-story home on a quiet cul-de-sac street in the heart of Placentia! A wonderful opportunity to own a charming vintage California bungalow with thoughtful modern updates. Built in 1925, this 2 bedroom, 2 bath home welcomes you with a spacious living room anchored by a large picture window that fills the space with natural light. Perfect for entertaining, the living room flows seamlessly into the dining room and kitchen, which features quartz countertops and stainless steel appliances. Neutral tones throughout make this home a blank canvas ready for your personal touch. This home has been updated with recessed lighting, newer dual paned windows, and newer luxury vinyl plank flooring. Enjoy the privacy of a fully fenced backyard. A long, spacious driveway leads to a detached 2 car garage perfect for multiple cars or recreational toys. The lot is perfect for hosting the ultimate bounce house birthday party. With an expansive 6,750 sq. ft. lot, this usable outdoor space is ready for your imagination. Is there potential to add on to the home due to the generous lot size or even build over the garage for expanded living space? Picture your very own garden, play space, outdoor kitchen, pool, or entertainerâ€™s patio. The possibilities are endless! The property also includes recently installed solar panels, adding valuable energy efficiency and cost savings. Home has new



interior and exterior paint. Washer and dryer hook-ups are located inside the home, with additional hook-ups in the 2 car garage. The garage has been updated with epoxy flooring. Located within walking distance of Valencial High School and 2 miles from renowned Troy High School, Cal State Fullerton, and Fullerton College, and close to the 57 freeway, shopping, and dining. A rare find with character, functionality and future potential. Make an appointment to view this home today!

Built in 1925

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | PW25248843 |
| Price | \$725,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Square Footage | 922 |
| Acres | 0.16 |
| Year Built | 1925 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Craftsman |
| Status | Closed |
| Listing Agent | Babette Carlson |
| Listing Office | Century 21 Discovery |

Community Information

| | |
|-------------|------------------|
| Address | 140 Primrose Ave |
| Area | 84 - Placentia |
| Subdivision | N/A |
| City | Placentia |
| County | Orange |
| Zip Code | 92870 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

| | |
|--------------|---|
| Parking | Concrete, Door-Multi, Driveway, Garage, Paved, Garage Door Opener |
| # of Garages | 2 |
| Garages | Concrete, Door-Multi, Driveway, Garage, Paved, Garage Door Opener |
| View | None |
| Pool | None |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

| | |
|-----------------|-----------------------|
| Lot Description | Back Yard, Front Yard |
| Windows | Double Pane Windows |
| Roof | Composition |
| Foundation | Raised |

Interior

| | |
|-------------------|--|
| Interior | Laminate |
| Interior Features | Eat-in Kitchen, Jack and Jill Bath, Quartz Counters |
| Appliances | Dishwasher, Free-Standing Range, Disposal, Gas Range, Microwave, Refrigerator, Water Heater, Electric Oven |
| Heating | Wall Furnace |
| Cooling | None |
| Fireplaces | None |
| # of Stories | 1 |
| Stories | One |

School Information

| | |
|------------|-------------------------------|
| District | Placentia-Yorba Linda Unified |
| Elementary | Ruby |
| Middle | Kraemer |
| High | Valencia |

Additional Information

| | |
|-----------------|--------------------|
| Date Listed | October 27th, 2025 |
| Days on Market | 3 |
| Short Sale | N |
| RE / Bank Owned | N |

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