

\$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 entertainer'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 Valencian 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
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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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