

\$2,500,000 - 18746 Patrician, Villa Park

MLS® #PW25250372

\$2,500,000

4 Bedroom, 3.00 Bathroom, 3,039 sqft
Residential on 1 Acres

N/A, Villa Park,

Welcome to your private sanctuary in one of Villa Park's most coveted enclaves. Nestled along prestigious Patrician Drive, known as the "Riviera" of Villa Park, this remarkable single-story mid-century modern estate offers the perfect blend of timeless design, California serenity, and endless possibilities for entertaining. Set on an elevated near three-quarter acre, this single story property boasts lush green lawns, vibrant landscaping, and undeniable curb appeal. Inside, nearly 3,000 square feet of living space unfolds with natural light and true single story flow. Vaulted ceilings soar above the living, family, and spacious primary room, creating a sense of airy expanse and openness. Floor to ceiling brick hearth fireplaces add warmth and appeal to both the living room and family room. Expansive views from the dining room, recently remodeled kitchen, primary suite and family rooms reflect comfort and contemporary elegance. Three additional bedrooms and 2 bathrooms can accommodate family, guests, a home office, Pilates studio; virtually anything desired. Step outside and feel the magic of true California luxury living "beautifully landscaped expansive grounds, covered patio, sparkling pool glistening under the sun, regulation-size tennis court complete with lights ready for tennis matches or conversion into pickleball courts, a basketball court, or many other endless possibilities. The outdoor living space includes several open entertaining spaces



designed for hosting unforgettable gatherings with friends and neighbors. From sunrise swims to twilight get-togethers beneath the stars, every moment here feels like a dreamy escape. With serene views of the mountains, city lights, and the Santiago Creek Basin and trails, this home captures Villa Park’s natural beauty and prestige at every turn. A three-car garage with epoxy flooring, RV parking, and solar energy add convenience and efficiency to its long list of luxuries. Whether you’re seeking a peaceful retreat, an entertainer’s dream, or a canvas to create your own masterpiece, 18746 Patrician Drive is where your next chapter begins – a place where elegance, comfort, and possibility meet.

Built in 1970

Essential Information

MLS® #	PW25250372
Price	\$2,500,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,039
Acres	0.70
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Lars Nordstrom
Listing Office	First Team Real Estate

Community Information

Address	18746 Patrician
Area	73 - Villa Park

Subdivision	N/A
City	Villa Park
County	Orange
Zip Code	92861

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Available
Parking Spaces	6
Parking	Door-Multi, Direct Access, Driveway, Garage, RV Potential
# of Garages	3
Garages	Door-Multi, Direct Access, Driveway, Garage, RV Potential
View	City Lights, Mountain(s), Pool, Reservoir
Has Pool	Yes
Pool	In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Lighting
Lot Description	ZeroToOneUnitAcre, Front Yard, Landscaped, Yard
Windows	Skylight(s)
Roof	Composition
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Breakfast Area, Cathedral Ceiling(s), Separate/Formal Dining Room, Quartz Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Bar, Beamed Ceilings, Sunken Living Room
Appliances	Electric Oven, Gas Cooktop, Disposal, Microwave, Range Hood, Water Softener
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1

Stories

One

School Information

District

Orange Unified

Elementary

Villa Park

Middle

Cerro Villa

High

Villa Park

Additional Information

Date Listed

October 31st, 2025

Days on Market

14

Short Sale

N

RE / Bank Owned

N

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