

\$1,175,000 - 404 E Riverboat Way, Orange

MLS® #PW25259625

\$1,175,000

3 Bedroom, 2.00 Bathroom, 1,549 sqft
Residential on 0 Acres

/, Orange,

Offered for the first time in 24 years, this beautifully maintained home is located in a highly sought-after neighborhood in the City of Orange, where pride of ownership and charming curb appeal set the tone. This inviting 3-bedroom, 2-bath home welcomes you with a foyer that opens to a spacious living room featuring vaulted ceilings, recessed lighting, and expansive newer dual-pane windows that flood the home with natural light and showcase serene views of the lush landscaping in the backyard. A cozy gas fireplace adds warmth and ambiance for relaxing evenings at home. Adjacent to the living room is a versatile space currently used as a secondary sitting area, however easily can convert to a formal dining room, ideal for hosting gatherings and meals. The expansive kitchen offers abundant cabinetry, space for in-kitchen dining, and two convenient entry points from the foyer and dining area. Enjoy picturesque backyard views from the kitchen sink, along with direct access to the backyard and garage, where the laundry area is located.

All bedrooms are generously sized with large windows and mirrored closet doors. The spacious primary suite features an updated ensuite bathroom and two large mirrored closets. Step outside to a private backyard oasis with mature landscaping and tree-lined privacy, highlighted by a cozy corner gazebo, perfect for reading or relaxing. A standout feature is the oversized covered patio that wraps from the kitchen to the living room,



complete with two ceiling fans and ample space for outdoor dining and seating. A discreet side-yard pathway leads to a tucked-away storage area with a shed, offering practical storage out of view. The home has been meticulously maintained, with upgrades including newer windows, a newer roof, and updated AC ducting, among others. Conveniently located near top-rated schools, shopping, dining, and easy freeway access, this home seamlessly blends comfort, functionality, and timeless appeal. A truly special opportunity you won't want to miss.

Built in 1975

Essential Information

MLS® #	PW25259625
Price	\$1,175,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,549
Acres	0.22
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Rienne Duran
Listing Office	Century 21 Discovery

Community Information

Address	404 E Riverboat Way
Area	72 - Orange & Garden Grove, E of Harbor, N of 22 F
Subdivision	/
City	Orange
County	Orange
Zip Code	92865

Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Sewer Connected, Water Available, Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	5
Parking	Driveway, Garage, Garage Door Opener, Concrete, Direct Access, Door-Single, Driveway Level, Garage Faces Front, Private, Side By Side
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener, Concrete, Direct Access, Door-Single, Driveway Level, Garage Faces Front, Private, Side By Side
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Landscaped, Irregular Lot, Lawn, Near Park, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System, Street Level, Yard
Windows	Double Pane Windows, Insulated Windows, Screens
Roof	Shingle
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Wood
Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Bedroom on Main Level, Ceiling Fan(s), Eat-in Kitchen, Main Level Primary
Appliances	Dishwasher, Gas Range, Gas Water Heater, Refrigerator, Range Hood, Disposal, Dryer, Gas Oven, Washer, Water Heater, Water To Refrigerator
Heating	Forced Air, Fireplace(s)
Cooling	Central Air, Attic Fan
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

School Information

District	Orange Unified
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Elementary	Fletcher
Middle	Cerro
High	Villa Park

Additional Information

Date Listed	October 31st, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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