

\$699,000 - 936 Cypress, Placentia

MLS® #PW25265077

\$699,000

3 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0 Acres

other, Placentia,

A rare value-add opportunity in one of Placentia's most stable, long-term appreciation markets.

Welcome to a classic 3-bedroom, 2-bath single-story home offering incredible upside for both investors and homeowners looking to design their dream space. Originally built in 1928 and thoughtfully reimagined in the 1980s, this home blends its original character with solid bones—making it the perfect blank canvas for your next project.

Sitting on a 5,400 sq ft lot, the property offers a spacious backyard with room to reconfigure, expand, garden, or create the outdoor living space you've always wanted. Investors will appreciate the detached two 1-car garages, creating multiple possibilities: convert one into an ADU, use both for storage, or explore added rental income pathways.

Inside, you'll find three full-sized bedrooms, two functional bathrooms, and a layout that lends itself perfectly to cosmetic updating, full renovation, or future expansion.

Whether your vision is a modern rental, a long-term family home, or a complete redesign—this property is a rare chance to maximize value your way. For investors, this home checks all the boxes: location, lot size, rental potential, and value-add opportunity. For primary buyers, it's the freedom to renovate, personalize, and build long-term wealth through homeownership.

If you're looking for a project with massive potential and a chance to capitalize on the



long-term Placentia marketâ€"this is the one.

Built in 1928

Essential Information

MLS® #	PW25265077
Price	\$699,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.12
Year Built	1928
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Frank Del Rio
Listing Office	eXp Realty of California Inc

Community Information

Address	936 Cypress
Area	84 - Placentia
Subdivision	other
City	Placentia
County	Orange
Zip Code	92870

Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Door-Multi, Driveway, Garage Faces Front, Garage, Off Street
# of Garages	2
Garages	Concrete, Door-Multi, Driveway, Garage Faces Front, Garage, Off Street
View	None
Pool	None

Exterior

Lot Description	Cul-De-Sac
Roof	Composition
Foundation	Pier Jacks

Interior

Interior	Tile
Interior Features	All Bedrooms Down
Appliances	Gas Water Heater
Heating	Wall Furnace
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Placentia-Yorba Linda Unified
High	Valencia

Additional Information

Date Listed	November 24th, 2025
Days on Market	28
Short Sale	N
RE / Bank Owned	N

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