

\$1,250,000 - 13069 Arborwalk, Tustin

MLS® #PW26002682

\$1,250,000

3 Bedroom, 3.00 Bathroom, 1,829 sqft

Residential on 0 Acres

Arborwalk (ABWK), Tustin,

FIRST TIME ON THE MARKET IN 27 YEARS!

Absolutely gorgeous TURNKEY 3 br 2.5 ba

2-story home located in the popular

"Arborwalk" community in Tustin Ranch.

Enjoy the TRUE age in-place living or extended family living with your own elevator (Installed in 2024 with City permit), air ducts completely replaced (completed in 2023 with permit), upstairs hallway bath luxuriously remodeled in 2020, Cortec Luxury Vinyl Planks and Shaw designed carpet installed in 2019, forced air heating and central air conditioning replaced in 2019, remodeled kitchen with granite countertops and stainless steel appliances (gas oven), upstairs laundry area with new barn door and gas appliances (washer and dryer included), new refrigerator and dishwasher (2023), custom 2-tone interior painting (2023), wine fridge in living room, garage freezer, vinyl exterior fence, plantation shutters throughout, retractable screen door (2023), custom closet organizer in secondary primary bedroom, automatic inground sprinkler system with mature tropical plants & roses, and oversized garage with work bench and overhead storage. Beautiful curb appeal, living room with fireplace and built-ins, open kitchen with bar stool countertop and walk-in pantry, dining area with sliding glass doors leading to the side patio (perfect for morning coffee and evening breeze), elevator, dual pane windows and sliders, spacious open den with built-in office area, large primary suite with vaulted ceilings, primary bath with dual sink



vanity and walk-in closet, secondary primary (2 bedrooms combined), flexible floor plan can be 5 bedrooms (current open den can be 3rd bedroom and the secondary primary bedroom can be 4th & 5th bedrooms). HOA amenities include a pool, spa, bbq and picnic area and pleasant greenbelts. This home is located in the heart of the OC- near to the 5, 55, 22 and 405 freeways, close to the highly rated schools, shopping centers (Costco, Tustin MarketPlace, The District, Spectrum), Sports park, Roller Hockey Rink, and nearby hiking trails. Don't miss out!

Built in 1998

Essential Information

MLS® #	PW26002682
Price	\$1,250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,829
Acres	0.06
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Yang Kim
Listing Office	ReMax Tiffany Real Estate

Community Information

Address	13069 Arborwalk
Area	89 - Tustin Ranch
Subdivision	Arborwalk (ABWK)
City	Tustin
County	Orange
Zip Code	92782

Amenities

Amenities	Barbecue, Picnic Area, Pool, Spa/Hot Tub
Parking Spaces	2
Parking	Direct Access, Door-Single, Garage, Garage Door Opener, Garage Faces Rear
# of Garages	2
Garages	Direct Access, Door-Single, Garage, Garage Door Opener, Garage Faces Rear
View	None
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Front Yard
Windows	Custom Covering(s), Double Pane Windows, Plantation Shutters
Roof	Tile

Interior

Interior	Carpet, Vinyl
Interior Features	Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, All Bedrooms Up, Walk-In Closet(s), Cathedral Ceiling(s)
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Water To Refrigerator, Water Heater, Dryer, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Tustin Unified
Elementary	Tustin Ranch
Middle	Pioneer
High	Beckman

Additional Information

Date Listed	January 6th, 2026
-------------	-------------------

Days on Market	14
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 14th, 2026 at 10:45pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.