

# **\$1,575,000 - 1227 Riedel Avenue, Fullerton**

MLS® #RS25132421

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## **\$1,575,000**

4 Bedroom, 3.00 Bathroom, 2,944 sqft  
Residential on 0 Acres

Fullerton Crest (FUCR), Fullerton,

NEW PRICE! Huge one level Pool home in the Raymond Hills area and prestigious Troy High School District with XL attached addition for extra family and separate access for privacy! Walking distance to Troy and many other Blue Ribbon elementary schools, plus CSU Fullerton and Fullerton College both close as well. This updated Pool home offers comfort and flexibility on an almost 15,000 square foot lot, and boasting 2,944 square foot of living space. Included in this sq ft is 720 sq ft of space that is like an adu with a large bedroom and closet, full bathroom with walk-in shower, plus an oversized kitchenette and living area looking out to the tranquil back yard and pool. This space is perfect for guests or extended family with its own exterior entrance and easy lock off from main home. The sparkling pool and covered back patio welcomes your family and friends year round in So Cal. The home has two newer HVAC systems - one for main house and a separate system for the addition. Direct garage access offers convenience in any weather. Two separate laundry areas - one in garage plus a separate laundry room in the main home - could be turned into a walk in pantry. This entire home is light and bright with multiple skylights and solar tubes, plus plentiful dual pane windows and sliding glass doors. The main living room features a wood burning fireplace with a gas starter, and looks out through a wall of sliding glass windows at the pool, back covered patio and expansive yard with many fruit trees, plus a well producing



avocado tree! The open concept kitchen has been remodeled with newer counters and cabinets, a breakfast bar if desired plus a family dining room area and then continues on to the oversized family room that is in the back of the home. There is also a flexible space and room off the front entry that can be a home office, work out room, or a guest or additional bedroom - you decide!! All rooms have recessed lighting plus ceiling fans in all bedrooms, but the central a/c and heat will keep you comfortable year round anyway. The home sits back from the street and has a huge concrete driveway and expanded parking area for as many cars, boats, trailers or RV parking that most people could ever need. This home is a must see!! Don't miss this opportunity to live in one of the most desirable areas of Fullerton, with the flexibility of the attached private area. The possibilities are endless - make it your Home today before someone else does!

Built in 1956

### **Essential Information**

MLS® #	RS25132421
Price	\$1,575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,944
Acres	0.34
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Susan Mckaig
Listing Office	Susan McKaig, Broker

## Community Information

Address	1227 Riedel Avenue
Area	83 - Fullerton
Subdivision	Fullerton Crest (FUCR)
City	Fullerton
County	Orange
Zip Code	92831

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	7
Parking	Concrete, Direct Access, Door-Multi, Driveway, Garage, Garage Door Opener, Garage Faces Front, RV Access/Parking
# of Garages	2
Garages	Concrete, Direct Access, Door-Multi, Driveway, Garage, Garage Door Opener, Garage Faces Front, RV Access/Parking
View	None
Has Pool	Yes
Pool	Fenced, Filtered, In Ground, Private

## Exterior

Exterior Features	Rain Gutters
Windows	Double Pane Windows

## Interior

Interior	Laminate
Interior Features	Open Floorplan, All Bedrooms Down, Block Walls, Ceiling Fan(s), Primary Suite, Recessed Lighting, Utility Room
Appliances	Dishwasher, Gas Range, Tankless Water Heater, Disposal, Gas Oven, Refrigerator, Water Softener
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas Starter, Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Fullerton Joint Union High
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Elementary	Acacia
Middle	Ladera Vista
High	Troy

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	38
Short Sale	N
RE / Bank Owned	N

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