

# **\$1,775,000 - 11595 Maynard Avenue, Tustin**

MLS® #SW25057814

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## **\$1,775,000**

4 Bedroom, 3.00 Bathroom, 2,213 sqft

Residential on 0 Acres

N/A, Tustin,

11595 Maynard Avenue is nestled in the highly sought-after, and rarely available, peaceful treelined gated community of Sedona. This light and bright two-story home offers luxurious living with exceptional features. Gorgeous and durable hardwood floors throughout up and downstairs. Upon entry you have the formal living/dining space, which can be closed off to Family Room and Kitchen. This meticulously maintained property boasts 4 spacious upstairs bedrooms, 2.5 bathrooms, and a wealth of fine details designed for modern comfort. The Primary Suite enjoys a remodeled bathroom, with dual vanities, large bathtub, separate shower, stone and tilework and spacious walk-in closets.

The Kitchen flows seamlessly into the family room, where stylish tile flooring adds to the home's elegance and ease of maintenance. The Family Room has dramatic vaulted ceilings, and a cozy fireplace. The Kitchen has custom cabinetry, gleaming granite countertops, Kohler single basin white cast iron sink, Jen-Air 5 burner cooktop/oven, Samsung refrigerator and other high-end finishes create a beautiful and functional space for cooking and entertaining. There is a powder room and a laundry room just off the kitchen for added convenience.

Outside, enjoy a private garden retreat featuring lush landscaping, established trees, a built-in Turbo Elite BBQ with granite countertop and a fire-bowl pedestal, perfect for relaxing or hosting gatherings. The property



also includes a convenient dog run and three car garage.

Located within walking distance to the community pool, residents can easily enjoy the amenities of this exclusive neighborhood. The home is across from Cedar Grove Park, the picturesque Peters Canyon Trail, many other parks nearby as well offering a serene natural setting for outdoor activities. A short drive brings you to top-rated Blue Ribbon schools: Peters Canyon Elementary, Pioneer Middle, and Beckman Highâ€”ensuring an excellent education for your family. With its combination of luxury, privacy, and location, this home is an absolute gem in the coveted Sedona community. Minutes to Irvine/Tustin Market Place, Tustin Ranch Golf Course, Walking/Hiking/Biking Trails, 241/261/133 Toll Roads, and 5/55/91 Freeways. Welcome home- donâ€™t miss this one!

Built in 1999

**Essential Information**

MLS® #	SW25057814
Price	\$1,775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,213
Acres	0.10
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Heather Grant-minchen
Listing Office	Native

**Community Information**

Address	11595 Maynard Avenue
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Area	71 - Tustin
Subdivision	N/A
City	Tustin
County	Orange
Zip Code	92782

## Amenities

Amenities	Outdoor Cooking Area, Barbecue, Pool, Spa/Hot Tub
Parking Spaces	3
# of Garages	3
Has Pool	Yes
Pool	Community, Association
Security	Gated Community

## Exterior

Exterior Features	Barbecue
Lot Description	Lawn, Landscaped, Near Park, Sprinkler System

## Interior

Interior	Tile, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Pantry, All Bedrooms Up, Walk-In Closet(s)
Appliances	Barbecue, Dishwasher, Free-Standing Range, Gas Oven, Gas Range, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Tustin Unified
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## Additional Information

Date Listed	February 26th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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