

# \$998,000 - 309 N Orange Avenue, Fullerton

MLS® #WS26001000

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## \$998,000

4 Bedroom, 3.00 Bathroom, 1,600 sqft  
Residential on 0 Acres

N/A, Fullerton,

Beautifully renovated and thoughtfully expanded, this inviting single-story home is located in the heart of Fullerton's highly desirable 92833 neighborhood. Completed in January/February 2024, the property features a permitted 159 sq ft addition extending the existing kitchen and adding a new bathroom, with all related mechanical, electrical, and plumbing improvements completed per approved plans, creating a more functional and modern living environment. Public records indicate approximately 4 bedrooms and 2 bathrooms, with approved plans designed to result in 4 bedrooms and 3 bathrooms, offering excellent flexibility for today's lifestyle. The bright interior is filled with natural light and flows seamlessly through generous living spaces. Step outside to a spacious backyard highlighted by mature lemon and orange fruit trees surrounding the patio areas, providing a serene setting for outdoor entertaining, gardening, or relaxation. The home is currently tenant-occupied with long-term tenants in place for approximately two years, generating a current rent of \$4,200 per month, making it an attractive opportunity for investors, while also offering future potential as a primary residence. Ideally situated on a quiet residential street just minutes from Downtown Fullerton, shopping, dining, parks, and major commuter routes, and located within the Fullerton Joint Union High School District, including the highly regarded Sunny Hills High School. A rare opportunity for owner-users or



investors alike to enjoy comfort, convenience, and long-term value in one of Fullerton's most sought-after communities.

Built in 1954

### **Essential Information**

MLS® #	WS26001000
Price	\$998,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,600
Acres	0.17
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Janice Shin
Listing Office	Pinnacle Real Estate Group

### **Community Information**

Address	309 N Orange Avenue
Area	83 - Fullerton
Subdivision	N/A
City	Fullerton
County	Orange
Zip Code	92833

### **Amenities**

Parking Spaces	2
# of Garages	2
View	None
Pool	None

### **Exterior**

Lot Description	Yard
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### **Interior**

Cooling	Central Air
Fireplace	Yes
Fireplaces	Decorative
# of Stories	1
Stories	One

### **School Information**

District	Fullerton Joint Union High
Elementary	Fern Drive
High	Sunny Hills

### **Additional Information**

Date Listed	December 31st, 2025
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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