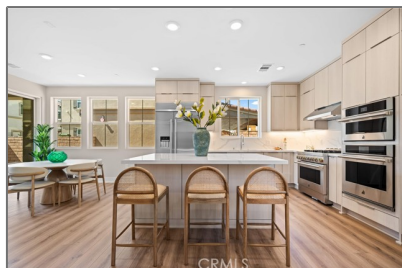


# Residential For Sale

2,123 Sqft - 576 Patten Avenue, Placentia,  
California, 92870



## Basic Details

Status: **Active**

Listing Type: **For Sale**

Property Type: **Residential**

Property SubType: **Single Family Residence**

Price: **\$1,590,000**

Price Per Square Foot: **\$749**

Square Footage: **2,123 Sqft**

Lot Area: **0.14 Sqft**

Year Built: **2025**

View: **Mountain(s)**

Bedrooms: **4**

Bathrooms: **3**

Bathrooms (Full): **3**

Country: **US**

State: **California**

County: **Orange**

City: **Placentia**

Zipcode: **92870**

Listing ID: **PW25169992**

## Features

✓ View: [Peek-a-boo](#)

Association: **1**

Senior Community: **0**

✓ Common Walls: [No Common Walls](#)

Stories: **2**

✓ Community Features: [Street Lights, Park, Curbs, Lake](#)

✓ Amenities: [Management, Other, Maintenance Grounds, Controlled Access, Security, Maintenance Front Yard](#)

AttachedGarage : **1**

✓ Parking: **6.00**

✓ Parking: [Gated, Driveway, Direct Garage Access, Paved, Garage Door Opener, Garage - Two Door, Garage, Parking Space, Concrete, Controlled Entrance, On Site, Side By Side, Garage Faces Front, Oversized, Driveway Up Slope From Street, Public](#)

Spa: **0**

✓	Lot Features:	Back Yard, Front Yard, Park Nearby, Irregular Lot, Level With Street, Level, Yard, Paved, Corner Lot, Walkstreet, Patio Home
✓	Fence:	New condition, Block
✓	Security:	Automatic gate, Fire and smoke detection system, Gated community, Card/code access, Carbon monoxide detector(s), Firewall(s), Wired for alarm system, Smoke Detector(s), Fire Sprinkler System
✓	Patio:	Deck, Covered, Patio, Roof Top, Patio Open, Concrete, Front Porch, Slab
✓	Electric:	Electricity - On Property, Standard, 220 Volts, 220 Volts In Garage, Photovoltaics Third-party Owned

Entry Level: **1**

✓	Laundry:	Gas Dryer Hookup, Individual Room, Inside, Washer Hookup, Upper Level
✓	Room Type:	Family Room, Living Room, Loft, Walk-in Closet, Kitchen, Laundry, Great Room, Main Floor Bedroom, Entry, Primary Suite, Primary Bathroom, Primary Bedroom
✓	Roofing:	Tile
✓	Flooring:	Wood, Tile
✓	Window Features:	Double Pane Windows
✓	Entry Location:	1/1
✓	Property Condition:	Turnkey, Updated/remodeled, Termite Clearance
✓	Foundation Details:	Slab

✓	Exterior Features:	Lighting
✓	Interior Features:	High Ceilings, Open Floorplan, Recessed Lighting, Stone Counters, Wired For Data, In-law Floorplan, Granite Counters, Quartz Counters
Main Level Bathrooms:		1
Main Level Bedrooms:		1
✓	Heating System:	Central, natural gas, High efficiency, Energy Star Qualified Equipment
✓	Cooling System:	Central Air
✓	Utilities:	Sewer Connected, Water Connected, Electricity Connected, Natural Gas Connected
✓	Water Source:	Public
✓	Sewer:	Public Sewer
✓	Appliances:	Dishwasher, Disposal, Double Oven, 6 Burner Stove, Built-in Range, Energy Star Qualified Water Heater, Gas Range, Gas Water Heater, Refrigerator, Gas Oven, Self Cleaning Oven, Gas Cooktop, Range Hood, Water Line To Refrigerator, Vented Exhaust Fan, High Efficiency Water Heater, Free-standing Range, Freezer, Water Heater, Energy Star Qualified Appliances, Water Heater Central
✓	Accessibility Features:	Doors - Swing In, Parking

## MLS Addon

Association Fee **Monthly**  
Frequency:

Lot Size Square **6,000 Sqft**

Feet:

TaxAnnualAmou  
nt: \$0

Association Fee: \$342

✓	RoomKitchenFeatu res:	Quartz Counters, Stone Counters
✓	RoomBathroomFeat ures:	Shower, Bathtub, Closet In Bathroom, Soaking Tub, Walk-in Shower, Exhaust Fan(s), Granite Counters, Remodeled, Upgraded, Shower In Tub, Double Sinks In Bath(s), Dual Shower Heads (or Multiple), Privacy Toilet Door, Stone Counters, Quartz Counters, Main Floor Full Bath, Double Sinks In Primary Bath

Garage Spaces: 2

High School: Valencia

High School 2: Valenc

Middle Or Junior  
School: Kraemer

High School  
District: Placentia-Yorba  
Linda Unified

Levels: Two

✓	EatingArea:	Dining Room, In Kitchen
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Taxes: \$0

Guest House  
SqFt: 0 Sqft

Approx Lot SqFt: 0 Sqft

✓	Special Listing Conditions:	Standard
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Agent [Info](#)

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✉ [Questions@unitedbrokersinc.net](mailto:Questions@unitedbrokersinc.net)

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