

# Residential For Sale

2,195 Sqft - 625 Patten Avenue, Placentia, California, 92870



## Basic Details

Status: **Active**

Listing Type: **For Sale**

Property Type: **Residential**

Property SubType: **Single Family Residence**

Price: **\$1,647,000**

Price Per Square Foot: **\$750**

Square Footage: **2,195 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: **OC25233789**

## Features

Association: **1**

Senior Community: **0**

✓ Common Walls: **No Common Walls**

Stories: **2**

✓ Community Features: **Sidewalks, Street Lights, Park**

✓ Amenities: **Barbecue, Picnic Area, Controlled Access, Maintenance Front Yard**

Attached Garage: **1**

✓ Parking: **2.00**

✓ Parking: **Driveway, Direct Garage Access**

Spa: **0**

✓ Lot Features: **Back Yard, Zero Lot Line, No Landscaping**

✓ Fence: **New condition, Block**

✓ Security: **Fire and smoke detection system, Gated community, Carbon monoxide detector(s), Smoke Detector(s), Fire Sprinkler System**

|   |           |  |
|---|-----------|--|
| ✓ | Electric: | Electricity - On Property, Standard, 220 Volts In Garage |
|---|-----------|--|

Entry Level: **1**

|   |                     |   |
|---|---------------------|---|
| ✓ | Laundry:            | Gas Dryer Hookup, Individual Room, Inside, Washer Hookup  |
| ✓ | Room Type:          | Loft, Walk-in Closet, Kitchen, Laundry, Great Room, Walk-in Pantry, Main Floor Bedroom, Primary Suite |
| ✓ | Roofing:            | Tile  |
| ✓ | Flooring:           | Tile, Laminate  |
| ✓ | Window Features:    | Double Pane Windows   |
| ✓ | Entry Location      |   |
| ✓ | Property Condition: | Turnkey   |
| ✓ | Foundation Details: | Slab  |
| ✓ | Exterior Features:  | Rain Gutters  |
| ✓ | Interior Features:  | Open Floorplan, Pantry, Recessed Lighting, Wired For Data, Quartz Counters                            |

Main Level **1**  
Bathrooms:

Main Level **1**  
Bedrooms:

|   |                 |   |
|---|-----------------|---|
| ✓ | Heating System: | Central   |
| ✓ | Cooling System: | Central Air   |
| ✓ | Utilities:      | Sewer Connected, Water Available, Water Connected, Cable Available, Electricity Connected, Natural Gas Connected, Sewer Available |
| ✓ | Water Source:   | Public  |
| ✓ | Sewer:          | Public Sewer  |
| ✓ | Appliances:     | Dishwasher, 6 Burner  |

Stove, Microwave,  
Refrigerator, Gas Oven,  
Gas Cooktop, Water  
Heater

## MLS Addon

Association Fee Frequency: **Monthly**

Zoning: **RES**

Lot Size Square Feet: **6,178 Sqft**

TaxAnnualAmount: **\$0**

Association Fee: **\$342**

✓ RoomKitchenFeatures: [Kitchen Island, Quartz Counters, Walk-in Pantry](#)

✓ RoomBathroomFeatures: [Shower, Bathtub, Shower In Tub, Quartz Counters, Main Floor Full Bath](#)

Garage Spaces: **2**

High School: **Valencia**

High School 2: **Valenc**

Middle Or Junior School: **Kraemer**

Elementary School: **Van Buren**

High School District: **Placentia-Yorba Linda Unified**

Levels: **Two**

✓ EatingArea: [Dining Room, In Kitchen, Breakfast Counter / Bar](#)

Taxes: **\$0**

Guest House SqFt: **0 Sqft**

Approx Lot SqFt: **0 Sqft**

✓ Special Listing Conditions: [Standard](#)

Virtual Tour URL Unbranded: [Click Here](#)



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