

# **\$1,250,000 - 40 Ballast, Tustin**

MLS® #AR24012390

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## **\$1,250,000**

3 Bedroom, 3.00 Bathroom, 1,947 sqft  
Residential on 0 Acres

Tustin Legacy, Tustin,

This DETACHED home, with NO attached walls, is nestled in the heart of Tustin Legacy, offering a sharp and contemporary style coupled with a super-convenient location. Throughout the house, brand-new waterproof vinyl wood flooring adds a touch of modern elegance. This home is also equipped with solar panels, ensuring energy efficiency and cost-effectiveness. The first floor features a bright and airy sitting area or office with direct access to the 2-car garage, as well as a sliding glass door leading to a tranquil and generously sized patio area. On the second floor, an open floor plan welcomes you with a living room, dining area, and a stunning chef's kitchen equipped with sleek stainless appliances, accentuated by ample white shaker cabinets and gorgeous quartz counters, all centered around a spacious island. Additionally, a convenient half bathroom and sizable balcony offer opportunities for outdoor enjoyment. The third floor hosts a primary bedroom with a luxury spa-style en-suite and walk-in closet, along with two guest bedrooms and a shared full bath featuring a tub/shower combo. The premium location of this home is only steps away from the community pool and spa, tranquil walking paths, outdoor cooking area and more. Additionally, two larger community parks and a green belt walking trail are conveniently situated just 0.1 mile and 0.3 miles away, offering a wealth of amenities for outdoor recreation and relaxation. Tustin is renowned for its excellent shopping, dining



options, and abundant outdoor activities, while being just a short 20-minute drive to world-class beaches.

Built in 2019

**Additional Information**

City	Tustin
County	Orange
Zip	92782
MLS® #	AR24012390
Bedrooms	3
Bathrooms	3
Square Ft	1,947
Lot Size	0.00
Neighborhood	Tustin Legacy
Levels	Three Or More
Garages	2
School District	Tustin Unified
HOA Dues	\$178
HOA Dues Freq.	Monthly

**Listing Details**

Listing Agent	Autumn Yuan
Provided By:	Re/Max Premier Prop Arcadia

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