

\$1,050,000 - 2809 Shantar Drive, Costa Mesa

MLS® #OC23052052

\$1,050,000

3 Bedroom, 2.00 Bathroom, 1,417 sqft
Residential on 0 Acres

Marina Series (MMMS), Costa Mesa,

This is your Golden Opportunity to Purchase a Home in Desirable Mesa Verde! Tired of seeing houses that are renovated in someone else's style? If so, this home is your opportunity to do it your way and in the direction that makes you proud to call it your new home. This is your chance to make it yours! It is 1,417 sq. ft. 3 bedrooms, 2 baths, an interior laundry room and has air conditioning. It has a pool and jacuzzi and lush, tropical landscaping surrounding the home. The guest bathroom is literally ready for you to customize with a new vanity, shower, toilet and flooring. The master bathroom is useable, however, also ready for a remodel, as well as the kitchen. There are two brand new dual pane sliding doors as well as new dual pane windows. The garage is finished and has plenty of storage, lighting and electrical outlets. There is a new garage door opener that is mounted on the side of the garage, vs. overhead and is very quiet. The pool pump and filter are new, however, it currently is not working. Check the Supplemental Section for plumbing videos—they show the repairs that were made after a leak, which was several years ago. This is a Probate Sale, with Full Authority, No Court Confirmation. The home is sold "as-is". This means absolutely No Repairs, No Credit for Repairs, No Termite Clearance—No Exceptions to this. Even though there is No Termite Clearance, there was extensive wood replacement made on the



facia boards and eaves. This home is within walking distance to Balearic Park, close access to the bike trail and then a short ride to the beach. Additionally, close by is hiking at the nature preserve. It is minutes to world-class shopping, dining and all Orange County has to offer. Bring your own ideas and create your dream home!

Built in 1963

Additional Information

City	Costa Mesa
County	Orange
Zip	92626
MLS® #	OC23052052
Bedrooms	3
Bathrooms	2
Square Ft	1,417
Lot Size	0.16
Neighborhood	Marina Series (MMMS)
Levels	One
Garages	2
School District	Newport Mesa Unified
HOA Dues	\$

Listing Details

Listing Agent	Nancy Andreason
Provided By:	Coldwell Banker Realty

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