

# **\$749,000 - 13271 Clinton Street, Garden Grove**

MLS® #PW23091476

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## **\$749,000**

3 Bedroom, 2.00 Bathroom, 1,366 sqft  
Residential on 0 Acres

Garden Grove, Garden Grove,

Don't miss your chance to make this delightful property your own! Welcome to this charming 3-bedroom, 2-bathroom home nestled on a generous 7,630 square foot lot. As you enter, you'll immediately notice the vaulted ceilings and skylights, which allow an abundance of natural light to illuminate the home. The centerpiece of the living room is a stunning gas fireplace, perfect for cozy evenings and creating a warm ambiance. The carpeted floors provide a soft and comfortable feel throughout the living areas, creating an ideal space for relaxation and gatherings. An impressive sunroom addition awaits, offering a versatile area for entertaining guests or transforming into a game room for endless fun and enjoyment. Whether you prefer hosting social gatherings or simply unwinding after a long day, this sunroom is sure to impress. The galley kitchen boasts tiled countertops, providing ample space for meal preparation, and a breakfast nook area where you can savor your morning coffee. The master bedroom features vaulted ceilings and a large mirrored closet, providing an expansive and airy feel. The en-suite bathroom ensures privacy and convenience. As you venture outside, you'll discover a spacious backyard, perfect for hosting outdoor gatherings or simply enjoying the beauty of nature. A well-appointed patio area awaits, offering an ideal spot for al fresco dining or relaxing under the open sky. The grassy yard provides plenty of space for outdoor activities and for



gardening enthusiasts to exercise their green thumb. The attached 2-car garage not only offers convenience but also provides secure parking and additional storage space. The laundry room, located outside of the kitchen, adds to the functionality of this home, ensuring ease and efficiency in completing household chores. The high school and Elementary school are perfectly distanced within a few blocks of the property. Located in a desirable neighborhood, this property offers a serene and peaceful setting while remaining conveniently close to essential amenities such as shops and parks. With its attractive features and comfortable layout, this home presents a wonderful opportunity to embrace a relaxed lifestyle in a welcoming community.

Built in 1955

**Additional Information**

City	Garden Grove
County	Orange
Zip	92843
MLS® #	PW23091476
Bedrooms	3
Bathrooms	2
Square Ft	1,366
Lot Size	0.18
Neighborhood	Garden Grove
Levels	One
Garages	2
School District	Garden Grove Unified
HOA Dues	\$

**Listing Details**

Listing Agent	Jeff Anderson
Provided By:	eXp Realty of California Inc

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