

# \$3,199,000 - 2347 Ottawa Way, Tustin

MLS® #PW23152779

---

## \$3,199,000

6 Bedroom, 6.00 Bathroom, 4,093 sqft  
Residential on 0 Acres

Emerson (EMRS), Tustin,

Resting on an Elevated Cul-De-Sac Lot in Tustin Ranch, 2347 Ottawa Way is a Fully Upgraded Estate in the Gated Community of Emerson. This Custom Home Showcases Six Bedrooms, Five and a Half Bathrooms (One Bedroom with Full Bathroom Located on Main Floor), Designer Hardwood Floors, and an Immaculate Entertainer's Dream Backyard. The Remodeled Kitchen Enjoys Custom Soft Closing Cabinetry, Leathered Granite Counters, Counter to Ceiling Tile Backsplash, Large Island with Seating, High-End Appliances, Built-In Wine Fridge and Beverage Drawers, Breakfast Nook, and Oversized Butler's Pantry. The Kitchen Opens to the Family Room Featuring a Built-In Entertainment Center and Backyard Access, Perfect for Entertaining. Just Outside the Main Floor Bedroom Showcases a Custom Mudroom That Provides Covered Access to the California Room. The Spacious Master Suite Enjoys a Sitting Area, Walk-In Closet with Custom Closet Organizers, and Bathroom Featuring Dual Vanities, Make-Up Vanity, Walk-In Shower, and Separate Tub. The Private Guest Suite Above the Garage is Perfect for Multi-Generational Living With Built-In Cabinetry, Mini Fridge, Entertainment Center, Closet Organizer, and En-Suite Bath. The Backyard Backs to Open Space and Features a PebbleTec Pool & Spa, Stone Patio, Fountain, and California Room. The California Room Features a Fireplace, Built-In BBQ, Pizza Oven, Large Grass Area, Garden



Beds, and Bocce Ball Court. The Porte  
Cochere Leads to a Two Car Garage with  
Direct Access and Separate Third Car Garage.  
The Laundry Room is Conveniently Located  
Upstairs with Built-In Cabinets and Sink.  
Award Winning Tustin Unified Schools: Peters  
Canyon Elementary, Pioneer Middle, Beckman  
High. Easy Access to the Toll Roads, 5  
Freeway, Peters Canyon/Irvine Regional  
Parks, Tustin Ranch Golf Course, and  
Numerous Hiking & Biking Trails. 2347 Ottawa  
Way is a Must See!

Built in 2000

### **Additional Information**

City	Tustin
County	Orange
Zip	92782
MLS® #	PW23152779
Bedrooms	6
Bathrooms	6
Square Ft	4,093
Lot Size	0.25
Neighborhood	Emerson (EMRS)
Levels	Two
Garages	3
School District	Tustin Unified
HOA Dues	\$450
HOA Dues Freq.	Monthly

### **Listing Details**

Listing Agent	John Katnik
Provided By:	Katnik Brothers R.E. Services

Based on information from California Regional Multiple Listing Service, Inc. as of May 12th, 2024 at 2:40am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or

may not have been the Listing and/or Selling Agent.