

\$1,250,000 - 440 2nd Street, Tustin

MLS® #PW24037602

\$1,250,000

3 Bedroom, 2.00 Bathroom, 1,632 sqft
Residential on 0 Acres

N/A, Tustin,

Have you ever longed to move away from it all to a cozy cabin in the woods? Or perhaps you dream of creating your own homestead with a garden, fruit trees and maybe some chickens? If so, you will not want to miss this one-time opportunity to purchase the most charming cabin we have yet to see right in the middle of the highly sought after historic Old Town Tustin. 100 year old trees, lush, deep lots, and unmatched neighborhood experiences such as summer concerts in the park, weekly Farmers' Market, the 3rd largest annual Chili Cook-off in the country, Tustin Sip & Stroll, and an abundance of small-town, locally owned and operated restaurants & shops. The 1632 SF home is set on one level with three bedrooms and two baths on a sprawling lot with "she-shed" or workshop and detached two car garage with workshop. The home has only had two owners - the first was a one of the original designers of Knott's Berry Farm. So charm and quality construction is evidenced throughout. Gorgeous, quality exposed beam ceilings highlight every room in the home and skylights enhance their appeal. A massive used-brick fireplace is the focal point of the great room which opens to a brand-new brick front porch and patio complete with outdoor tv. The charming kitchen offers knotty pine cabinetry, a gas range, high ceilings and a large breakfast nook. Three Bedrooms include a light & bright super-spacious primary bedroom, a fabulous den/guest room with built in book cases and desk, and a darling third



bedroom with full bath. Recent upgrades include luxury vinyl plank flooring throughout, thermal efficient windows, central AC, sod and sprinkler system, tankless water heater, epoxy floor in garage, new fencing and more. The expansive lot has been beautifully landscaped with newer sod and sprinklers and includes two patios, a free-standing "she-shed", mature citrus trees, an extra long driveway with room for RV's, and a detached two-car garage with storage room behind and TV. Perfectly located within walking distance to the shops and restaurants of Old Town Tustin. Custom built homes of this quality in Old Town Tustin rarely come up for sale. Don't miss this opportunity!

Built in 1961

Additional Information

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|-----------------|----------------|
| City | Tustin |
| County | Orange |
| Zip | 92780 |
| MLS® # | PW24037602 |
| Bedrooms | 3 |
| Bathrooms | 2 |
| Square Ft | 1,632 |
| Lot Size | 0.17 |
| Neighborhood | N/A |
| Levels | One |
| Garages | 2 |
| School District | Tustin Unified |
| HOA Dues | \$ |

Listing Details

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| Listing Agent | Bonnie Gausewitz |
| Provided By: | Seven Gables Real Estate |

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