

\$1,249,000 - 10830 Asbury Avenue,

MLS® #OC24070223

\$1,249,000

5 Bedroom, 0.00 Bathroom,
Residential Income on 0 Acres

N/A, , CA

\$625,000 per unit? great deal. Don't miss this exceptional opportunity for multi-generational living or investment with a potential Cap Ratio of 5%! Nestled on a serene, private cul-de-sac, this property presents not just one, but two charming homes on an oversized lot, offering versatility and catering to various lifestyles. The main house, spanning 1205 square feet, features a meticulously crafted layout with 3 spacious bedrooms and 1.75 baths. Experience peace of mind with worry-free plumbing, as over \$30,000 was invested in 2022 to replace the entire system, including a new water main supply all the way to the street, a tankless whole house water heater, and new PEX piping throughout. Inside, discover a cozy yet functional living space boasting indoor laundry, a utility sink, whole house ventilation/cooling fan, and a new mini-split AC and heating system. The master suite provides a serene retreat with its own exclusive bathroom, while additional bedrooms offer ample space for family or guests. Complementing the main house is our brand-new, never-lived-in ADU spanning 810 square feet. Featuring 2 bedrooms, 1.75 baths, and 9-foot-tall ceilings throughout, this second dwelling boasts indoor laundry, a spacious kitchen, and a generously sized master suite with a private bath. Perfect for extended family members, guests, or tenants (with a potential rental income of \$2,800/month), the ADU offers privacy and independence. Both homes feature private



patios, ideal for outdoor entertainment or relaxation. Conveniently situated near Stanton Central Park, Rodeo 39 shopping center

Additional Information

County	Orange
Zip	90680
MLS® #	OC24070223
Bedrooms	5
Lot Size	0.15
Neighborhood	OC - STANTON (90680)

Listing Details

Provided By: Advance Estate Realty

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