

2611 Taft Ct, Fullerton 92835

STATUS: Active

LIST PRICE: \$1,150,000

N / Bastanchury &amp; W / State College



BED / BATH: 4/2,0,1,0  
 SQFT(src): 2,976 (A)  
 PRICE PER SQFT: \$386.42  
 LOT(src): 7,848/0.1802 (A)  
 LEVELS: One  
 GARAGE: 3/Attached  
 YEAR BUILT(src): 2002 (ASR)  
 PROP SUB TYPE: SFR (D)  
 DOM / CDOM: 2/2  
 SLC: Trust  
 PARCEL #: 28411320  
 LISTING ID: PW20133877

Recent: 07/08/2020 : NEW

[Listing has Supplements](#)**DESCRIPTION**

Rare single story home on a quiet cul-de-sac street in the desirable "Presidential Collection" gated community. This home was built in 2002 and upon entry of the home you will notice the high ceilings which provide a spacious feel. Stunning kitchen with breakfast bar, everyday dining nook with door to back patio, double stainless steel ovens, built in stove, and granite counter tops. Large family room off of kitchen with stone fireplace, crown molding and built-in entertainment area. Formal living room with access to side yard. Large formal dining room off of main entry hallway. Spacious master suite with adjoining master bath with oversized shower, separate tub and large walk in closet. Bedroom #2 with walk in closet, plantation shutters and full jack & jill bathroom which adjoins to Bedroom #3. Large lot with private lattice covered patio to the rear. Inside laundry room with access to garage. Double car deep garage on one side (currently used as work area). Easy access to 57 freeway and minutes from Brea Mall, Downtown Fullerton, Coyote Hills Golf Course, and various restaurants and shopping.

**EXCLUSIONS:****INCLUSIONS:**

AREA: 83 - Fullerton  
 SUBDIVISION: Presidential  
 Collection (PRSC)/Presidential  
 Collection (PRSC)  
 COUNTY: Orange  
 SENIOR COMMUNITY?: No  
 CERTIFIED 433A?:

LIST \$ ORIGINAL: \$1,150,000  
 BASEMENT SQFT:  
 COMMON WALLS: No Common  
 Walls  
 PARKING: Garage  
 HORSE:  
 PROBATE AUTHORITY:

ROOM TYPE: Family Room,  
 Kitchen, Laundry, Library,  
 Master Bathroom, Master  
 Bedroom  
 EATING AREA: Area,  
 Breakfast Counter / Bar

COOLING: Central Air  
 HEATING: Forced Air  
 VIEW: None  
 WATERFRONT:  
 LAUNDRY: Inside

PROP SUB TYPE: Single Family  
 Residence (Detached)

STRUCTURE TYPE: House

COMMON INTEREST: None

**INTERIOR**

INTERIOR: Ceiling Fan(s), Crown  
 Molding, Granite Counters, Recessed  
 Lighting  
 MAIN LEVEL BEDROOMS: 4  
 MAIN LEVEL BATHROOMS: 3

ACCESSIBILITY:  
 APPLIANCES: Dishwasher, Gas Oven,  
 Microwave  
 KITCHEN FEATURES: Granite Counters,  
 Kitchen Island  
 BATHROOM FEATURES: Bathtub,  
 Shower, Shower in Tub, Granite  
 Counters

FLOORING: Carpet  
 ENTRY LOC/ENTRY LVL: /  
 FIREPLACE: Family Room

**EXTERIOR**

EXTERIOR:  
 FENCING:  
 DIRECTION FACES:

SECURITY:  
 SEWER: Sewer Paid

LOT: Back Yard, Front  
 Yard, Lawn  
 POOL: None

PATIO/PORCH: Patio  
 SPA:

**BUILDING**

BUILDER NAME:  
 MAKE:  
 BUILD MODEL:  
 TAX MODEL:

ARCH STYLE:  
 DOOR:  
 WINDOW: Plantation  
 Shutters

ROOF:  
 FOUNDATION DTLS:  
 PROP COND:

CONSTR MTLS:  
 OTHER STRUCT:  
 NEW CONSTRUCTION YN: No

**GARAGE AND PARKING**

ATTACHED GARAGE?: **Attached**  
UNCOVERED SPACES:

PARKING TOTAL: **3**  
# REMOTES:

GARAGE SPACES: **3**  
RV PARK DIM:

CARPORT SPACES:

**GREEN**

GREEN BLDG VERIFICATION TYPE:  
GREEN ENERGY GEN:  
WALK SCORE:

GREEN VERIFICATION BODY:  
GREEN ENERGY EFF:

GREEN VERIFICATION YR:  
GREEN SUSTAIN:

GREEN VERI. RATING:  
GREEN WTR CONSERV:

**POWER PRODUCTION**

POWER PROD TYPE:  
POWER PROD ANNUAL STATUS:

POWER PROD SIZE:

POWER PROD YR INSTALL:

POWER PROD ANNUAL:

**COMMUNITY**

HOA FEE: **\$180/Monthly**  
HOA FEE 2:  
COMMUNITY: **Curbs, Sidewalks**

HOA NAME: **Fullerton**  
**Landscape Maintenance**  
HOA NAME 2:  
HOA AMENITIES: **Maintenance**  
**Grounds**

HOA PHONE: **951-354-5365**  
HOA PHONE 2:

# OF UNITS: **91**  
# UNITS IN COMMUNITY: **91**  
STORIES TOTAL:

HOA MANAGEMENT NAME: **Cannon Management**  
HOA MANAGEMENT NAME 2:

**LAND**

LAND LEASE?: **No**  
PARCEL #: **28411320**  
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:  
LAND LEASE AMT FREQ:  
LAND LEASE PURCH?:  
LAND LEASE RENEW:

UTILITIES:  
ELECTRIC:  
WATER SOURCE: **Public**  
LOT SIZE DIM:  
ASSESSMENTS: **None**

TAX LOT: **39**  
TAX BLOCK:  
TAX TRACT #: **15658**  
ZONING:

**SCHOOL**

HIGH SCHOOL DISTRICT: **Fullerton**  
**Joint Union High**

ELEMENTARY:  
ELEMENTARY OTHER:

MIDDLE/JR HIGH:  
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:  
HIGH SCHOOL OTHER:

**LISTING**

BAC: **2.5%**  
BAC RMRKS:  
DUAL/VARI COMP?: **No**  
LEASE CONSIDERED?: **No**  
CURRENT FINANCING:  
POSSESSION: **Close Of Escrow**  
SIGN ON PROPERTY?: **Yes**  
CONTINGENCY LIST:

TERMS: **Cash, Cash to New Loan, Conventional**  
LIST AGRMT: **Exclusive Right To Sell**  
LIST SERVICE: **Full Service**  
AD NUMBER:  
DISCLOSURES:  
INTERNET, AVM?/COMM?: **Yes/Yes**  
INTERNET?/ADDRESS?: **Yes/Yes**

LIST CONTRACT DATE: **07/08/20**  
START SHOWING DATE:  
ON MARKET DATE: **07/08/20**  
PRICE CHG TIMESTAMP:  
STATUS CHG TIMESTAMP: **07/08/20**  
MOD TIMESTAMP: **07/08/20**  
EXPIRED DATE: **02/08/21**  
PURCH CONTRACT DATE:  
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: **Please submit all offers to dondegrote@gmail.com. With your offer please include verification of fund, FICO scores and pre-approval letter. Thank you for showing!**

**SHOWING INFORMATION**

SHOW CONTACT TYPE: **Agent**  
SHOW CONTACT NAME: **Don De Grote**  
SHOW CONTACT PH: **7133576082**

LOCK BOX LOCATION: **Front Door**  
LOCK BOX TYPE:

OCCUPANT TYPE: **Owner**  
OWNER'S NAME:

**SHOW INSTRUCTIONS: Easy to show. Shown by appointment only. Text listing agent (714-357-6082) to schedule a showing. Please provide listing agent with CAR Form - PEAD-V signed by all parties who will be viewing the property. (See supplemental attached) Gated Community: Gate code will be provided after appointment has been scheduled.**

**DIRECTIONS: N / Bastanchury & W / State College**

**AGENT / OFFICE**

LA: (**BDEGRDON**) **Don De Grote**  
CoLA:  
LO: (**PB17342**) **Realty One Group West**  
LO PHONE: **714-274-2720**  
CoLO:  
CoLO PHONE:

LA State License: **00835311**  
CoLA State License:  
LO State License: **01896421**  
LO FAX:  
CoLO State License:  
CoLO FAX:  
Offers Email: **dondegrote@gmail.com**

**CONTACT PRIORITY**

1.LA CELL: **714-357-6082**  
2.LA VOICEMAIL: **714-357-6082**  
3.LA EMAIL: **dondegrote@gmail.com**  
4.LA TEXT: **714-357-6082**  
5.LO PHONE: **714-274-2720**











