



**BERKSHIRE
HATHAWAY**
HomeServices
California Properties

Heritage Gated Community SFR For Sale!

11175 Pioneer Lane, Garden Grove, CA 92840

\$1,195,000

 Bedrooms: **3**

 Bathrooms: **2**

EXTRAS:

- Living Space: 2,116 sq ft
- Lot Size: 8,744 sq ft



Vic Quiroz
CalBRE Lic.#01717752

 **213-245-1440**

Property Description

Discover exceptional value in the prestigious gated community of Heritage Park! This upgraded single-story gem features 3 spacious bedrooms, 2 baths, and an attached 2-car garage. Enjoy brand new luxury vinyl plank flooring, stylish lighting, fresh hardware, a gorgeous quartz countertop kitchen with island and built-in appliances. The open family room and large backyard offer the perfect setting for relaxing or entertaining. Laundry room includes washer and dryer. Community amenities include a sparkling pool, spa, and playground with a low \$152/month HOA. Ideally located near top GGUSD schools, local dining, shopping, major freeways, Disneyland, and the Anaheim Convention Center. Probate sale with a natural passing on the property. Don't miss this rare opportunity to own in one of the area's most desirable neighborhoods!



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