



**1131 E ST. JAMES**

1131 E SAINT JAMES AVE, ORANGE, CA 92865

**\$1,175,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

CRMLS

# 1131 E ST. JAMES

1131 E SAINT JAMES AVE, ORANGE, CA  
92865

Welcome to this beautifully upgraded single-level home offering a customized primary bedroom and desirable features such as potential RV/boat access and expansive private outdoor spaces. Situated on a generous lot with newly installed front and rear lawns, irrigation system, refreshed landscaping, and a large storage shed, this spacious one-story residence presents endless possibilities for outdoor entertainment, recreation, a future pool and/or spa, and even potential ADU opportunities for added long-term value.

**Cooling: Central A/C,**  
**Garage Count: 2 Car Garage,**  
**Sewer: Public,**  
**Water: City Water,**  
**Special Program: Global Luxury**

**\$1,175,000**



Recent improvements include dual-pane windows and sliding doors, plantation shutters, an upgraded kitchen with newer appliances, updated furnace, baseboards, recessed lighting, new flooring, and fresh interior and exterior paint. Interior highlights include a convenient indoor laundry room, an expanded family room and a private sitting area in the primary suite with a wall-to-wall closet. Ideally located in the heart of North Orange, this home offers easy access to shopping, dining, and major commuter routes. Enjoy proximity to Old Towne Orange, Chapman University, and local parks, all contributing to the area's strong lifestyle appeal. Located within the highly regarded Villa Park School District, this neighborhood continues to attract buyers seeking an established community feel, walkability to schools, and the convenience of central Orange County living. Secondary bedrooms digitally staged.



