Open House Quick Reference & FAQ Sheet

🔑 1304 S. Courson Dr, Anaheim, CA 92804

Property Overview

- List Price: $1,299,000
- 5 Bedrooms / 3 Bathrooms
- Flex Room: Permitted bonus room – ideal for 5th bedroom, office, or guest suite
- Living Space: 3,031 sq ft (850 sqft of that is an ADU)
- Lot Size: 8,370 sq ft (Corner Lot)
- Year Built: 1956
- Type: Single-family residence
- Location: Quiet cul-de-sac in Anaheim

💡 Energy & Efficiency

- Solar: Leased Tesla solar panels – fully transferable
- Windows: Double-pane throughout for insulation and noise reduction
- Roof: Replaced in 2017
- Whole House Fans (upstairs and downstairs)

🏊 Outdoor Features

- Pool & Spa: Gas-heated Pebble Tec pool and spa, refinished in 2017
- Equipment: Pool gas heater & electric pump replaced in 2017
- Decking: Low-maintenance Trex decking
- Outdoor Kitchen: Built-in BBQ and wood-fired pizza oven
- Koi Pond: Active pond with turtles and cascading waterfall
- Landscaping: Mature, lush surroundings
- Storage: Large custom shed
- Parking: RV parking on side

🛠️ Interior Highlights

- HVAC: Central AC downstairs; dual mini-split AC units upstairs (installed 2017)
- Laundry Hookups: In garage and bonus room
- Garage: 220V electric (EV-ready)
- New Appliances (Included):
- – Refrigerator
- – Washer & Dryer
- – Water Heater

- – 6-Burner Gas Cooktop

🛏️ Upstairs Master Suite Apartment

- Private entrance
- Ideal for multigenerational living, rental, or guest suite

❓ Frequently Asked Questions

- Is the bonus room permitted? → ✅ Yes – fully permitted
- Are the solar panels leased or owned? → ✅ Leased through Tesla – fully transferable
- Is the koi pond active? → ✅ Yes – with live turtles and a functioning waterfall
- Are disclosures available? → ✅ Yes – please request from the listing agent

📞 Listing Agent Contact

- Angie Santo and Gino Santo with RE/MAX Tiffany Real Estate
- 📧 714-504-7831 & 714-504-9718
- CA DRE#:01514901 & 02120843
- Source: CRMLS | MLS#: PW25197291

❤️‍🔥 Why You'll Love It

This upgraded Anaheim gem offers multigenerational living potential, outdoor entertaining with a pool and pizza oven, and serene evenings by the koi pond – all on a quiet cul-de-sac.

