

816 Grandview Ave - Fullerton

By the sellers

Neighborhood & Lifestyle

The location has been a major highlight for us. It's a historic neighborhood that's incredibly walkable. We're only two blocks from Golden Hill Elementary School and a short walk to activity on Euclid and Commonwealth. One of our favorite parts of living here has been the daily walk to and from school with Naomi.

Layout & Functionality of Spaces

The footprint is really solid. The living room is oversized and functioned as both our family TV room and playroom. It's a fairly long room, so we used a large couch to section it into different areas. The dedicated dining area was key. When we purchased, there were three open door frames that provided access to the dining room, and we closed one wall to create a sense of privacy between the bedrooms, bathrooms, and the other areas of the house. This made the house feel a lot larger. The bedrooms are spacious (our kids shared one room, with plenty of room for two beds), and having two bathrooms has been clutch with our kids. The kids' bathroom doubled as our guest bathroom as well. We installed a water softener system for the entire house, which has been great for our kids who both have sensitive skin. There is immediate potential to bump out the first floor for a bigger kitchen and/or to add an extra bedroom by expanding into the driveway or into the side yard.

The Yard & Outdoor Setup

The backyard is fully fenced, very private, and surrounded by mature trees. We installed a garden area at the bottom of the property with an access path and concrete fencing. The kids have loved walking up and down the trail to work in the garden and running through the native plants that we planted at the top. We see butterflies non-stop! We have also loved the separate side yard off the patio that's been perfect as a play area for the kids and dog yard for Max when we were not home.

The Garage Conversion

Since the driveway is so deep, we didn't need the garage for cars. We put in a mini-split HVAC unit and used the space as a full home office and gym. It's been a perfect flex space that we've even used as a guest bedroom for visiting family, and we installed floor length cabinetry for storage.

Security & Privacy

We installed a remote activated swing gate right after we moved in, and that's given us a huge sense of privacy.

Expansion Opportunity

We have a set of recently approved architectural and interior design plans to add a second story. It covers the entire footprint of the first floor (and then some - adding nearly 1700 sq ft to the home). We'll be turning those plans over to the buyer. We explored the possibility of expanding the house in 2025 and ultimately decided we were ready for a change after living in Fullerton for 12 years.

Walkable to downtown Fullerton restaurants and bars. Fullerton Loop trail and Hiltcher Park are just a few streets over. Very popular amenity for hiking and mountain biking.