



City, Address, School



Buy

Rent

Sell

Redfin Premier

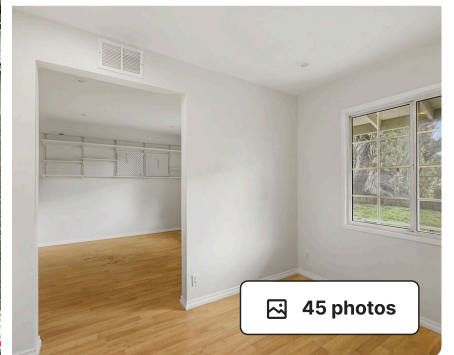
Mortgage

Real Estate Agents

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Street View



45 photos

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PENDING ON FEB 15, 2024

1216 W River Ln, Santa Ana, CA 92706

\$1,499,900

Est. \$10,107/mo [Get pre-approved](#)

8

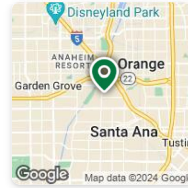
Beds

3.5

Baths

3,279

Sq Ft



This home is pending

The seller has accepted an offer, and this property is now pending .

Have questions?



Kellie Martinez

Santa Ana Redfin Agent

Kellie Martinez typically replies in about **6 minutes**

Write a message...

[Ask a question](#)

Text or call **619-994-5437**

About this home

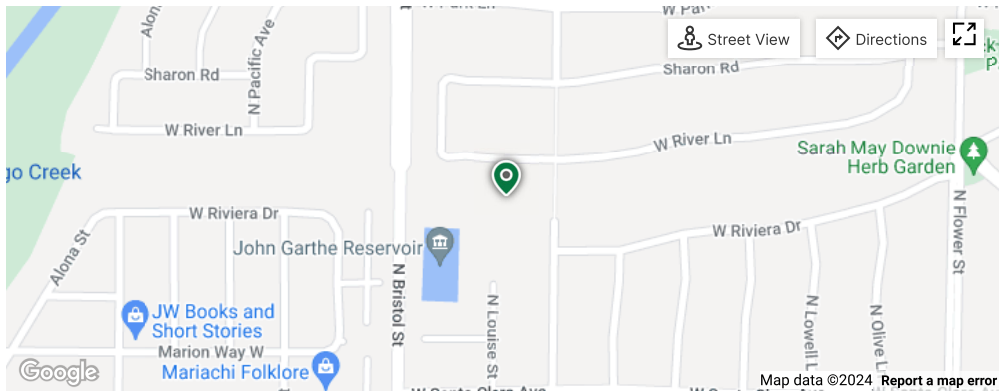
Nestled on a serene, private loop within the highly coveted Fisher Park community of Orange County, 1216 River Lane presents a rare opportunity that has not been available in over 40 years. This exclusive mid-century home features 8 bedrooms, 3.5 baths, and over 3,200 square

[Show more](#) ▾

- 🕒 11 days on Redfin
- 🚗 2 garage spaces (3 total)
- 🏠 Single-family
- 🌡️ Has A/C
- 🔧 Built in 1959
- 👤 2.5% buyer's agent fee
- 🏡 0.34 acres
- 📍 Santa Ana North of First
- 🏷️ \$457 per sq ft

Listed by Anthony Sumbry • DRE #01307322 • Keller Williams Realty A.V. • **661-733-5300** (agent) • anthony.sumbry@gmail.com (agent)

Redfin checked: **2 minutes ago** (Mar 13, 2024 at 10:24am) • Source: TheMLS #24-354915



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Santa Ana Redfin Agent
Kellie Martinez typically replies in about **6 minutes**

Write a message...

I'd like more home details.

I'm interested in making an offer.

Ask a question

Text or call **(408) 843-5052**

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Payment calculator

\$10,109 per month ⓘ [Reset](#)

[Get pre-approved](#)

● Principal and interest	\$8,147
● Property taxes	\$1,562
● Homeowners insurance	\$400

Down payment

20% (\$299,980) ✎

Home price

\$1,499,900 ✎

Loan details

30-yr fixed jumbo, 7.2% ✎

...

Down payment




Cash ⓘ


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Cash	\$299,980
Home Equity	\$0
Total Down:	\$299,980 (20%)

Additional resources

 **Down payment assistance** >
View down payment assistance programs for this home.

 **Electricity and solar**
View estimated energy costs and solar savings for this home

 **Internet**
View Internet plans and providers available for this home

Provided by Down Payment Resource, Wattbuy, and AllConnect 

Additional services

Find a VA Loan

[0% Down VA Home Loans: Get Quote](#)

Advertisement



Home Insurance

[Compare Homeowner Insurance Quote](#)

Advertisement



Open houses

 No upcoming open houses

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Property details for 1216 W River Ln

Parking

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- Dining Area, In Kitchen, Formal Dining Room
- Dining Room
- Family Room
- Bonus Room, Breakfast Bar, Dining Room, Living Room, Family Room, Separate Family Room, Study/Office

Heating & Cooling

- A/C, Ceiling Fan, Central Cooling
- Central Heat
- Water Heater Features: Gas

Laundry Information

- Laundry in Unit, Laundry Room

Interior Features

- Open Floor Plan
- Ground Level - no steps

Exterior

Exterior Features

- Roof: Shingle
- Patio Features: Slab, Rock/Stone

Building Information

- Total Floors: 1
- One Level
- Detached
- Detached/No Common Walls
- Faces North
- Security Features: Gated
- Foundation - Concrete Slab
- Exterior Construction: Stucco

Property Information

- Property Type: Residential Single-Family
- Property Condition: Repair Cosmetic, Fixer

Financial

Assessment Information

- Assessor Parcel Number: 001-136-21

Tax Information

- No Mello-Roos Tax

Utilities

Utility Information

- Sewer: In Connected and Paid
- Water: Public

- Carpeted Floors, Tile Floors

Bedroom Information

- All Bedrooms Down, Ground Floor Master, Main Floor Bedroom, Main Floor Master Bedroom, Master Bedroom, Master Suite

Kitchen Information

- Oven, Oven-Gas, Range Hood, Cooktop - Gas
- Tile Counters, Open to Family Room

Equipment

- Dishwasher, Ceiling Fan, Range/Oven
- Cable TV

Bathroom Information

- # of Baths (Full): 3
- # of Baths (1/2): 1
- Double Vanity(s), Shower Stall

Lot Information

- Lot Size (Sq. Ft.): 14,630
- Lot Size (Acres): 0.3359
- Lot Size Dimensions: 95 x 154
- Lot Description: Back Yard, Fenced, Fenced Yard, Front Yard, Lawn, Yard, Street Asphalt

Property Features

- Block Wall
- Sprinkler System
- Has View
- View: Creek/Stream

Land Information

- Other Structures: None

Financial Information

- Listing Terms: Cash, Conventional
- Selling Office Compensation Type: %
- Selling Office Compensation: 2.5

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Continue onto River Lane.

Other

Documents & Disclosures

- Disclosures: As Is

Listing Information

- Selling Office Compensation: 2.5
- Selling Office Compensation Type: %
- Possession: Close Of Escrow
- Listing Terms: Cash, Conventional

Details provided by TheMLS and may not match the public record. [Learn more.](#)

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Sale and tax history for 1216 W River Ln

Sale History

Tax History

Today

Feb 15, 2024	Pending	—
Date	TheMLS #24-354915	Price
Feb 4, 2024	Listed (Active)	\$1,499,900
Date	TheMLS #24-354915	Price

Sep 1981, Sold for \$210,000

Sep 15, 1981	Sold (Public Records)	\$210,000
Date	Public Records	Price

Public facts and zoning for 1216 W River Ln

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Total Sq. Ft.	3,279	County	Orange County
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Stories	1	APN	00113621
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Home facts updated by county records on Dec 29, 2023.

Additional resources

 **Zoning** >
 O | Permitted: Commercial, Industrial

Schools

This home is within the [Santa Ana Unified School District](#).

- All 6
- Assigned 3
- Choice 3

5/10 **Santiago Elementary School** >
 Public, K-8 • 0.2mi

2/10 **Willard Intermediate School** >
 Public, 6-8 • 1.1mi




3/10 **Santa Ana High School** >
 Public, 9-12 • 1.8mi

Provided by GreatSchools

Around this home

[Redfin](#) > [California](#) > [Orange County](#) > [92706](#)

Transportation near 1216 W River Ln

 58 /100 Somewhat walkable <small>Walk Score®</small>	 39 /100 Some transit <small>Transit Score®</small>	 62 /100 Bikeable <small>Bike Score®</small>
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Climate risks

About climate risks

Most homes have some risk of natural disasters, and may be impacted by climate change due to rising temperatures and sea levels.

Risk Factor ⓘ



Flood Factor

We're working on getting current and accurate flood risk information for this home.



Fire Factor

We're working on getting current and accurate fire risk information for this home.



Heat Factor

We're working on getting current and accurate heat risk information for this home.



Wind Factor

We're working on getting current and accurate wind risk information for this home.



Air Factor

We're working on getting current and accurate air risk information for this home.

Provided by First Street ⓘ

Redfin Estimate for 1216 W River Ln

The most accurate online home estimate. ⓘ

\$1,599,402 ▲ **\$100K** over list price of \$1.50M

Local Estimate trends ⓘ

ZIP 92706
 City Santa Ana ----
 County Orange ---

Nearby comparable homes

This home's Redfin Estimate uses 6 recent sales, priced between \$1.2M to \$1.7M.



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8 beds	4 beds ↓	3 beds ↓
3.5 baths	3.5 baths	3 baths ↓
3,279 sq ft	3,160 sq ft ↓	2,529 sq ft ↓
\$457/sq ft	\$514/sq ft ↑	\$593/sq ft ↑
	+ \$57/sq ft ↓ smaller lot	+ \$136/sq ft
	↑ 13 years newer	↓ smaller lot
	↑ private pool	↓ 30 years older
		↓ no view

View on map

More resources



Rental earnings

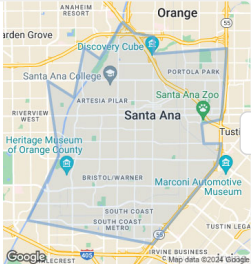
Est. \$6,137 per month, based on comparable rentals



Real estate market insights for 1216 W River Ln

Single-Family Home sales (last 30 days)

Santa Ana Neighborhood		
\$915K	21	51
Median list price	Median days on mkt.	# listed homes
\$649	104.2%	33
Median \$ / sq. ft.	Median sale-to-list	# sold homes



Single Family Homes trends in Santa Ana

Median Sale Price

of Homes Sold

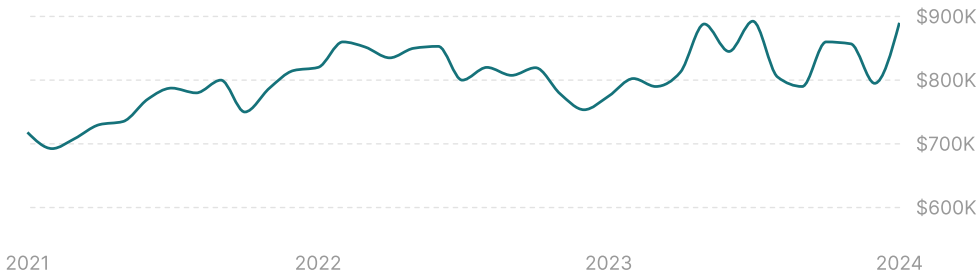
Median Days on Market

Single Family Homes

Median Sale Price (Single Family Homes)

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Based on Redfin calculations of home data from MLS and/or public records.

➦ Share

📄 Embed

Location	Data Jan 2024	Growth % YoY
Santa Ana	\$890,000	+14.8%

See more market trends in Santa Ana

Market competition in Santa Ana

Calculated over the last 3 months

71 Very Competitive
Redfin Compete Score™ ⓘ

0 100

- Many homes get multiple offers, some with waived contingencies.
- The average homes sell for about **1%** above list price and go pending in around **33 days**.
- Hot homes can sell for about **4%** above list price and go pending in around **20 days**.

Compare to nearby neighborhoods ▼

What it takes to win an offer near Santa Ana

~\$750K Offer 7 Weeks Ago

3 Beds, 1.5 Baths, ~1,000 Sq. Ft. House

Offer Not Accepted - Sold for \$750K

5%	30	—	All Cash
Over List Price	Days on Market	Competing Offers	Offer

Yicel Young
Redfin Agent

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VIDEO TOUR

\$890,000

2 beds 1 bath 1,357 sq ft
1311 N Towner St, Santa Ana, CA 92706
Seven Gables Real Estate

\$975,000

2 beds 1 bath 998 sq ft
1023 N Olive St, Santa Ana, CA 92703
Seven Gables Real Estate

\$750,000

5 beds 2 baths 1,516 sq ft
702 N Townsend St, Santa Ana, CA 92703
Lifetime Realty Inc

\$899,000

3 beds 2 baths 1,081 sq ft
13381 Roberta Cir, Garden Grove, CA 92843

\$999,000

4 beds 3 baths 1,500 sq ft
13382 Partridge St, Garden Grove, CA 92843

OPEN SUN, 1PM TO 4PM

\$1,379,000

5 beds 4 baths 2,825 sq ft
1421 N King St, Santa Ana, CA 92706
Advance Estate Realty

[View more homes](#)

Nearby recently sold homes

Nearby homes similar to 1216 W River Ln have recently sold between \$740K to \$2M at an average of \$610 per square foot.

SOLD JAN 5, 2024

SOLD JAN 30, 2024

SOLD FEB 15, 2024 3D WALKTHROUGH

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More real estate resources

New Listings in 92706

Neighborhoods

Cities

Zip Codes

Popular Searches

2610 Monte Carlo Dr #14
2030 N Olive St
1311 N Towner St
2130 Candis Ave
2202 N Towner St

926 Virginia Ave
1721 N Bush St
All 92706 New Listings

Frequently asked questions for 1216 W River Ln

- What is 1216 W River Ln? ▼
- How many photos are available for this home? ▼
- How much is this home worth? ▼
- How long has this home been listed on Redfin? ▼
- When was this home built and last sold? ▼

- How competitive is the market for this home? ▼
- What comparable homes are near this home? ▼
- What's the full address of this home? ▼
- What's the housing market like in Santa Ana? ▼

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