

Cross Property 360 Property View

12542 9th Street, Garden Grove, CA 92840

Listing

12542 9th St, Garden Grove 92840

STATUS: Active

LIST PRICE: \$1,449,000

South of Lamson Ave, East of Euclid



BED / BATH: **3/2,0,1,0**
 SQFT(src): **1,912 (A)**
 PRICE PER SQFT: **\$757.85**
 LOT(src): **14,040/0.3223 (A)**
 LEVELS: **One**
 GARAGE: **2/Detached**
 YEAR BUILT(src): **1949 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DAM / CDAM: **177 / 177**
 SLC: **Auction**
 PARCEL #: **09030106**
 LISTING ID: **PW26086813**



DESCRIPTION

Property is being offered via auction. Welcome to 12542 9th Street — a rare opportunity to own a character-filled 1949 home on an expansive 14,040 sq ft lot in one of Garden Grove's most established neighborhoods. Offering 3 bedrooms, 2+ baths, and a generous 1,900+ sq ft of living space, this home blends timeless charm with incredible upside. The layout is warm and functional, featuring a cozy family room with fireplace, spacious bedrooms with room to grow, and an oversized garage structure with a large bonus room — perfect as a home office, gym, studio, or creative space. A separate laundry area adds everyday convenience. But the real story here is the land. With over 14,000 sq ft, this lot offers compelling ADU potential — build a detached guest house up to 1,200 sq ft, generate rental income, or create a multi-generational living arrangement. Buyers and investors alike will appreciate the scale of what's possible here. Situated near top-rated Crosby Elementary School, minutes to Disneyland, major freeways, dining, and retail. This is Southern California living with room to dream. Properties with lots of this size are increasingly rare — don't miss your window.

EXCLUSIONS:

INCLUSIONS:

AREA: **64 - Garden Grove E of Euclid, W of Harbor**
 SUBDIVISION: **Other (OTHR)/none**
 COUNTY: **Orange**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?: **No**

LIST \$ ORIGINAL: **\$1,449,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

SELLER WILL CONSIDER CONCESSIONS IN OFFER: **Yes**
 ROOM TYPE: **All Bedrooms Down**
 EATING AREA: **Area**

COOLING: **None**
 HEATING: **Forced Air**
 VIEW: **None**
 WATERFRONT:
 LAUNDRY: **Inside**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**COMMON INTEREST: **None**

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS: **3**
 MAIN LEVEL BATHROOMS: **3**

ACCESSIBILITY:
 APPLIANCES: **Dishwasher, Gas Oven, Gas Cooktop**
 KITCHEN FEATURES:
 BATHROOM FEATURES:

FLOORING: **Vinyl**
 ENTRY LOC/ENTRY LVL: **1/1**
 FIREPLACE: **Family Room**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **Lot 10000-19999 Sqft**
 POOL: **None**

PATIO/PORCH:
 SPA: **None**

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLS:
 PROP COND:

CONSTR MTLs:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Detached**
 UNCOVERED SPACES:

PARKING TOTAL: **2**
 # REMOTES:

GARAGE SPACES: **2**
 RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: **\$0**

HOA NAME:

HOA PHONE:

OF UNITS: **1**

HOA FEE 2:
HOA FEE 3:
OTHER FEES:
COMMUNITY: **Curbs**
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

HOA NAME 2:
HOA NAME 3:
HOA AMENITIES:

HOA PHONE 2:
HOA PHONE 3:

UNITS IN COMMUNITY:
STORIES TOTAL: **1**

LAND

LAND LEASE?: **No**
PARCEL #: **09030106**
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:
LAND LEASE EXP DATE:

UTILITIES:
ELECTRIC:
WATER SOURCE: **Public**
LOT SIZE DIM:
ASSESSMENTS: **None**

TAX LOT: **0**
TAX BLOCK:
TAX TRACT #: **0**
ZONING:
TAX OTHER ASSESSMENT: **\$448**
TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Garden Grove**
Unified
HIGH SCH DIST SOURCE:

ELEMENTARY:
ELEM SOURCE:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR SOURCE:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SOURCE:
HIGH SCHOOL OTHER:

LISTING**DATES**

BAC:
BAC RMRKS:
DUAL/VARI COMP?: **Yes**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?:
CONTINGENCY LIST:

TERMS: **1031 Exchange, Cash, Cash to New Loan, Conventional**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **04/16/26**
START SHOWING DATE:
ON MARKET DATE: **04/22/26**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **04/22/26**
MOD TIMESTAMP: **10/16/26**
EXPIRED DATE: **04/15/27**
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: Property is being offered via auction. The list price represents the starting bid and may not reflect the final sale price. Auction bidding is scheduled to begin on December 03, 2026 at 08:00 to 12:00 PST. Please contact Listing Agent for full auction terms and conditions.
<https://globalestatehubllc.com/>

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME:
SHOW CONTACT PH:

LOCK BOX LOCATION: **none**
LOCK BOX TYPE: **None**

OCCUPANT TYPE: **Tenant**
OWNER'S NAME:

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DIRECTIONS: **South of Lamson Ave, East of Euclid**

AGENT / OFFICE**CONTACT PRIORITY**

LA: **(PWL00KAR) Karen Ngoc Lang Luu**
CoLA:
LO: **(PB20347) Century Financial Group, Corp.**
LO PHONE: **442-386-2495**
CoLO:
CoLO PHONE:

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AGENT FULL: Residential LISTING ID: PW26086813

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