

## 1775 Pierce Ln - 3 bed / 2.5 bath in Placentia

**7145283100**

1775 Pierce Ln  
Placentia, California 92870

**Rent: \$3,990.00**   **Size:** 1715 SqFt

**3 Beds**   **2.5 Baths**   **Single Family House**

**Deposit:** \$3,990.00 USD

**Application Fee:** \$42.00 USD



### Property Description

1775 Pierce Ln is a 3 bedroom / 2.5 bathroom detached home in a gated community of Mariposa Lane which is off Van Buren St and near Orangethorpe, Imperial Highway, the 91 Freeway, and shopping at downtown Yorba Linda or Orange.

This property is located in a gated community with two car garage parking and one HOA parking space. The entry opens to a large living room with vaulted ceiling up to the 2nd floor and central fireplace which connects to a family room and spacious kitchen with abundant cabinets and tile countertops. Up the stairs are three bedrooms, with two bedrooms sharing a hallway bathroom including dual vanity sink and shower/tub. An upstairs washroom has washer/dryer hookups for easy of access of laundry. The master bedroom is spacious and offers privacy on the opposite side of the house with a walk-in closet and dual vanity bathroom and a separate tub and shower.

Tenant pays for water, gas, and electric. Trash is included and HOA amenities for pool and spa. Washer/Dryer and Fridge not included in rent and need to be provided by Tenant. Small pets allowed.

Requesting 3x income to rent  
Requesting 700+ credit score but can be approved if under.

### Central Orange County

Office Location

**Cameron Hamilton**  
**7145283100**

