



WELCOME HOME

13775 Hanford Ct, Victorville, CA 92394

OFFERED AT
\$535,000

Exceptional Value

CORNER LOT • PRIVATE SALTWATER POOL • 3-CAR GARAGE

4

Bedrooms

2³/₄

Bathrooms

3,038

Sq Ft

2005

Year Built

THE HOME AT A GLANCE

- 4 Bedrooms | 2³/₄ Full Bathrooms
- Approximately 3,038 SF of living space
- Approximately 6,418 SF Lot
- Built in 2005
- Spacious 3-car attached garage
- Desirable corner-lot location
- Private saltwater swimming pool
- Dual-zone HVAC for upstairs & downstairs comfort

INSIDE THE HOME

- Spacious kitchen with a center island
- Separate dining area for gatherings
- Separate living formal living room
- Family room for everyday living
- Versatile upstairs loft/den
- Three bedrooms upstairs
- Primary suite with private en-suite bath
- Main-floor bedroom and 2³/₄ bath

MOVE-IN READY

Move-in-ready in a desirable established neighborhood. Fresh interior paint, new flooring, and dual zone HVAC make this home move-in ready. The flexible floor plan offers four bedrooms, a large upstairs loft, and a full bedroom and 2³/₄ bath downstairs – ideal for guests or multigenerational living.

AROUND THE NEIGHBORHOOD

This home also offers features not found in many nearby comparable sales, including a private saltwater pool, dual-zone HVAC, and a spacious three-car garage.

\$500,000

\$535,000

\$563,000

\$580,000

These nearby homes shared similar square footage, bedrooms, and two-story layouts — a welcoming, established neighborhood to put down roots, with no HOA.

Imagine summer days by your private saltwater pool and easy evenings in a move-in-ready home built for comfortable living and entertaining.

Schedule your private tour today — Matthew Priess (888) 317-1008

MATTHEW PRIESS | Realtor® DRE 02282597 | Choice of America

(888) 317-1008 | Real and Estate Strategy Group | NMLS# 2836515 | loans@realandestatestrategy.com

WHY \$535,000?

13775 Hanford Ct, Victorville, CA 92394

HOW HANFORD COMPARES

Property	List Price	Sold Price	Days on Market	Sq Ft
Hanford (Subject)	\$535,000	—	Just Listed	3,038
★ Thrush	\$530,000	\$530,000	★ 2 Days	3,038
Clydesdale	\$535,000	\$563,000	34 Days	3,101
Shetland	\$499,900	\$500,000	42 Days	2,816
Cristobel	\$580,000	\$580,000	42 Days	3,239

★ Fastest neighborhood sale shown: Thrush Ct sold in 2 days at **100% of asking price**.

WHY THIS PRICE

Recent neighborhood sales demonstrate strong demand for homes with similar size and layout. Several comparable homes sold at or above asking price, including one nearly identical home that sold in just **2 days at full asking price**. Hanford offers additional value with its **corner lot, private saltwater pool, dual-zone HVAC, updated downstairs walk-in shower, smart-home features, and 3-car garage**.

Comparable homes sold at or above asking — **Hanford is strategically priced at \$535,000.**

Schedule your private tour today — Matthew Priess (949) 322-6351