

\$1,198,000 - 6496 Via Arboles, Anaheim Hills

MLS® #CV25072915

\$1,198,000

3 Bedroom, 2.00 Bathroom, 1,698 sqft

Residential on 0 Acres

Broadmoor Homes (BRDH), Anaheim Hills,

Say hello to your new home.

Tucked into the serene Broadmoor community of Anaheim Hills, this completely remodeled single-story stunner brings together comfort, style, and functionality in all the right ways.

With 3 bedrooms, 2 bathrooms, and nearly 1,700 square feet of living space — including a beautifully finished home office with custom glass sliding doors — this home feels spacious without being overwhelming. Step inside and you're immediately welcomed by natural light pouring in through brand-new dual pane windows. The vaulted ceilings in the main living area add to the open, inviting vibe, while the wood flooring throughout gives the home a warm and cohesive feel.

The kitchen? It's all new — from the semi-custom cabinetry to the quartz countertops and stainless steel appliances (yes, they're included). Whether you're whipping up dinner or just making coffee, it's a space you'll actually want to spend time in. The bathrooms have also been completely redone — clean, modern, and thoughtfully finished. The primary suite includes its own private outdoor retreat, perfect for morning coffee or winding down with a book in the evening.

Outside, the freshly landscaped front and backyard spaces are low-maintenance but still lush — and the finished garage gives you extra flexibility for storage or a hobby setup. Broadmoor offers a peaceful, established



neighborhood feel with access to two pools, a playground, and beautifully maintained greenbelts.

Plus, you're minutes from top-rated schools, shopping, dining, trails, golf, and the Walnut Canyon Reservoir. Don't miss this opportunity to make this amazing house your new home!

Built in 1975

Essential Information

MLS® #	CV25072915
Price	\$1,198,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,698
Acres	0.31
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Alia Mills
Listing Office	Sanctuary

Community Information

Address	6496 Via Arboles
Area	77 - Anaheim Hills
Subdivision	Broadmoor Homes (BRDH)
City	Anaheim Hills
County	Orange
Zip Code	92807

Amenities

Amenities	Pool, Spa/Hot Tub
Parking Spaces	2
Parking	Driveway, Garage Faces Front, Garage
# of Garages	2

Garages	Driveway, Garage Faces Front, Garage
View	None
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

Exterior

Lot Description	ZeroToOneUnitAcre
Roof	Tile
Foundation	Slab

Interior

Interior Features	All Bedrooms Down
Appliances	Dishwasher, Electric Oven, Gas Cooktop, Refrigerator, Water Heater
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Den
# of Stories	1
Stories	One

School Information

District	Orange Unified
High	Canyon

Additional Information

Date Listed	April 3rd, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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