

# **\$1,069,900 - 6316 Woodsboro Avenue, Anaheim Hills**

MLS® #CV25158773

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**\$1,069,900**

4 Bedroom, 3.00 Bathroom, 1,790 sqft

Residential on 0 Acres

Anaheim Ridge Estates (ANRD), Anaheim Hills,

Discover 6316<sup>th</sup> Woodsboro<sup>th</sup> Ave, a charming Anaheim Ridge Estates home in a family-friendly Northeast Anaheim neighborhood, presents a perfect blend of indoor comfort and outdoor potential—ideal for families or entertaining. With its spacious lot, mountain views, and desirable schools, this residence shines in today's market. All four bedrooms located upstairs offer privacy and comfort

The cozy family room includes a fireplace—perfect for gatherings, In-garage laundry adds everyday convenience, Clean, neutral interiors and finished ceilings create a move-in-ready feel. Sits on a generous flat lot—one of the largest in the tract—ideal for landscaping, a pool, or patio entertaining. Spacious covered patio plus a storage shed enhance outdoor utility and fun. Mountain views from the yard offer a pleasant backdrop and serene setting.

Central air conditioning ensures year-round comfort, Attached 2-car garage plus driveway parking for guests, Located in Anaheim Ridge Estates with sidewalks, parks, and storm drains. Walking distance to highly rated schools: Woodsboro Elementary (8/10), Bernardo Yorba Middle (6/10), Esperanza High (8/10), Conveniently positioned just off La<sup>th</sup> Palma Ave with easy access to local amenities and commuting routes.

Built in 1973



## Essential Information

MLS® #	CV25158773
Price	\$1,069,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,790
Acres	0.21
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Arturo Fregozo
Listing Office	RE/MAX TOP PRODUCERS

## Community Information

Address	6316 Woodsboro Avenue
Area	77 - Anaheim Hills
Subdivision	Anaheim Ridge Estates (ANRD)
City	Anaheim Hills
County	Orange
Zip Code	92807

## Amenities

Parking Spaces	2
# of Garages	2
View	Mountain(s)
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre, Landscaped, Yard
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## Interior

Interior Features	All Bedrooms Up
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2

Stories                      Two

**School Information**

District                      Placentia-Yorba Linda Unified

**Additional Information**

Date Listed                      July 14th, 2025

Days on Market                      27

Short Sale                      N

RE / Bank Owned                      N

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