

\$665,000 - 6822 Van Leuven Lane, Highland

MLS® #IG25044300

\$665,000

3 Bedroom, 2.00 Bathroom, 2,459 sqft

Residential on 0 Acres

N/A, Highland,

Discover this meticulously upgraded home in East Highlands Ranch offering an unmatched blend of comfort, functionality, and energy efficiency. This home features 3 bedrooms, 2 bathrooms, AND an office! From the renovated kitchen and custom-built cabinetry to post-tensioned slab, Tesla wall batteries, and 23 solar panels (*SELLER WILL PAY OFF THROUGH ESCROW*) with bird guard, every detail has been carefully designed for modern living. Step inside to find an elegant office space with built-in cabinets and a custom door that seamlessly matches the interior. The inviting fireplace creates a warm ambiance, while plantation shutters and residential window tinting on southern exposure windows enhance privacy and energy efficiency. Each of the three bedrooms is equipped with custom closet systems, maximizing organization. Enjoy the convenience of walk-up attic access with approximately 500 sq. ft. of additional storage, plus garage built-in cabinetry designed for heavy-duty storage (up to 350 lbs) with extra supports. The QuietCool Whole House Fan keeps temperatures comfortable year-round. The backyard is an entertainer's dream with a 50x25 ft covered patio, Alumawood cover with 12 ft footings, and electrical points throughout the yard. Relax in the six-person Jacuzzi, cook on the built-in BBQ island with natural gas, two cooktop burners, a kegerator, and a refrigerator, or tend to the raised garden and mature fruit trees (lemon, orange, lime, peach,



and pomegranate). A 12-inch concrete dig guard along both fence lines adds durability and security. This home offers unparalleled upgrades, smart features, and incredible outdoor living spaces. Tesla Wall Batteries, 23 solar panels, and energy-efficient cooling solutions make it as sustainable as it is stylish. Schedule your showing today and experience its exceptional craftsmanship firsthand! Some photos have been virtually staged to display use of space and upgrades.

Built in 2004

Essential Information

| | |
|----------------|--------------------------------|
| MLS® # | IG25044300 |
| Price | \$665,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,459 |
| Acres | 0.31 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | Elijah Bloom |
| Listing Office | EXP REALTY OF SOUTHERN CA. INC |

Community Information

| | |
|-------------|----------------------|
| Address | 6822 Van Leuven Lane |
| Area | 276 - Highland |
| Subdivision | N/A |
| City | Highland |
| County | San Bernardino |
| Zip Code | 92346 |

Amenities

| | |
|-----------|--|
| Amenities | Clubhouse, Pool, Pickleball, Tennis Court(s), Trail(s) |
| Utilities | Electricity Available, Natural Gas Available, Sewer Connected, Water Available |

| | |
|----------------|---------------------|
| Parking Spaces | 2 |
| Parking | Driveway, On Street |
| # of Garages | 2 |
| Garages | Driveway, On Street |
| View | Mountain(s), Hills |
| Has Pool | Yes |
| Pool | Association |

Exterior

| | |
|-----------------|------------|
| Exterior | Frame |
| Lot Description | Cul-De-Sac |
| Roof | Tile |
| Construction | Frame |
| Foundation | Slab |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Storage, All Bedrooms Down, Attic, Pull Down Attic Stairs |
| Appliances | Dishwasher, Gas Oven, Microwave, Refrigerator, Water Heater |
| Heating | Central |
| Cooling | Central Air, Whole House Fan |
| Fireplace | Yes |
| Fireplaces | Living Room |
| # of Stories | 1 |
| Stories | One |

School Information

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|----------|------------------|
| District | Redlands Unified |
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Additional Information

| | |
|-----------------|---------------------|
| Date Listed | February 27th, 2025 |
| Days on Market | 33 |
| Short Sale | N |
| RE / Bank Owned | N |

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