

# \$845,000 - 862 Boulder Place, Anaheim Hills

MLS® #OC25006106

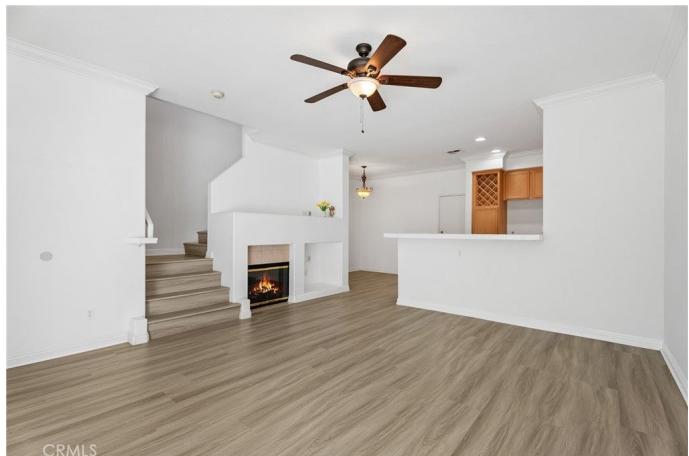
**\$845,000**

3 Bedroom, 3.00 Bathroom, 1,250 sqft

Residential on 2 Acres

Summit Park (SMPK), Anaheim Hills,

Situated in a tranquil corner of Summit Park, this beautifully updated 3-bedroom, 2.5-bathroom residence offers 1,250 sq. ft. of comfortable livable space. As you walk in, you are welcomed by a charming open layout that invites comfort and connection, accentuated by stylish waterproof vinyl plank flooring throughout. The cozy living room features a delightful gas log fireplace, creating the perfect ambiance for relaxation. Enjoy the elegance of wood shutters that add both style and privacy to your living space. The kitchen is a chef's delight, equipped with a new gas range cooktop and ample storage, making meal preparation a breeze. Plus, the washer and dryer are included and located upstairs for your convenience. Retreat upstairs to find 3 spacious bedrooms, including a master suite with a ceiling fan for added comfort. The home also features ceiling fans in the living room and secondary bedroom, ensuring a pleasant atmosphere year-round. Exit outside to your gated and private patio, ideal for morning coffee or outdoor dining. Additional features include an attached 2-car garage with direct access and overhead heavy-duty storage racks. Summit Park has low HOA dues, and the community amenities are truly resort-style, offering an association pool, spa, gym, clubhouse, and playground, to enjoy your California lifestyle. This home is ideally located near scenic hiking trails, Ronald Reagan Park, and award-winning schools. Golf enthusiasts will appreciate the proximity to Anaheim Hills



Golf Course, while shopping and dining options at Savi Ranch are just moments away. With easy access to the freeway and toll road, commuting is a breeze. You deserve to make this beautiful home your own. Schedule your showing today.

Built in 1999

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | OC25006106             |
| Price          | \$845,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,250                  |
| Acres          | 1.74                   |
| Year Built     | 1999                   |
| Type           | Residential            |
| Sub-Type       | Condominium            |
| Style          | Contemporary           |
| Status         | Closed                 |
| Listing Agent  | Catherine Mccartin     |
| Listing Office | Coldwell Banker Realty |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 862 Boulder Place  |
| Area        | 77 - Anaheim Hills |
| Subdivision | Summit Park (SMPK) |
| City        | Anaheim Hills      |
| County      | Orange             |
| Zip Code    | 92808              |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Pool, Spa/Hot Tub, Clubhouse, Fitness Center, Playground      |
| Utilities      | Electricity Connected, Natural Gas Connected, Water Connected |
| Parking Spaces | 2   |
| Parking        | Direct Access, Garage, Garage Door Opener, Garage Faces Rear  |

|              |  |
|--------------|--|
| # of Garages | 2  |
| Garages      | Direct Access, Garage, Garage Door Opener, Garage Faces Rear |
| View         | Trees/Woods  |
| Has Pool     | Yes  |
| Pool         | In Ground, Association                                       |
| Security     | Carbon Monoxide Detector(s), Smoke Detector(s)               |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Drywall, Concrete, Stucco      |
| Exterior Features | Lighting, Rain Gutters         |
| Lot Description   | Landscaped, Yard, Level, Paved |
| Windows           | Screens, Shutters              |
| Roof              | Tile                           |
| Construction      | Drywall, Concrete, Stucco      |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Vinyl  |
| Interior Features | Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Walk-In Closet(s), All Bedrooms Up, Crown Molding |
| Appliances        | Convection Oven, Dishwasher, Disposal, Microwave, Dryer, Washer, Gas Cooktop   |
| Heating           | Central, Forced Air, Fireplace(s)  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| Fireplaces        | Living Room  |
| # of Stories      | 2  |
| Stories           | Two  |

## School Information

|          |                |
|----------|----------------|
| District | Orange Unified |
|----------|----------------|

## Additional Information

|                 |                   |
|-----------------|-------------------|
| Date Listed     | January 8th, 2025 |
| Days on Market  | 5                 |
| Short Sale      | N                 |
| RE / Bank Owned | N                 |

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