

# **\$869,900 - 2209 W. Orange # 15, Anaheim**

MLS® #OC25011573

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## **\$869,900**

3 Bedroom, 4.00 Bathroom, 1,734 sqft  
Residential on 6 Acres

N/A, Anaheim,

Welcome to the vibrant neighborhood of Townes at Orange, where comfort meets convenience in the heart of Anaheim, California! Nestled in bustling Orange County, these new construction townhomes offer an unparalleled living experience tailored for those who crave the quintessential Southern California lifestyle.

Experience the best of modern living with spacious floor plans designed to maximize comfort and functionality. With 2-4 bedrooms and ranging from 1,606 to 1,976 sq. ft., there's ample space for every aspect of your life, from relaxation to entertainment. Townes at Orange is a collection of 24 brand-new townhomes located in Anaheim. This listing is a Residence Two, offering three bedrooms, including one bedroom and a full bath on the first floor and dual primary bedrooms on the third floor. The open-concept layout features an expansive great room with a balcony, a large kitchen with an island, and a separate dining area.

The kitchen boasts quartz counters, stainless steel appliances, dual sinks, and a pantry. Buyers will appreciate included features such as white shaker cabinetry, walk-in closets, an indoor laundry room with side-by-side hookups, and smart home technology like a Ring doorbell, a smart thermostat, and Brilliant smart switches. Additionally, homebuyers will have the opportunity to customize finishes



through our design center.

This particular unit is tucked in the middle of the community, offering a private and peaceful setting, and is conveniently located next to the BBQ areaâ€”perfect for enjoying outdoor gatherings. This home will be ready for move-in by July 2025, and you can view our model homes and community in advance. Please note that all images are of the builder model home for demonstration purposes only.

Built in 2023

**Essential Information**

MLS® #	OC25011573
Price	\$869,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,734
Acres	6.40
Year Built	2023
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Amber Richard
Listing Office	Melia Homes Inc

**Community Information**

Address	2209 W. Orange # 15
Area	699 - Not Defined
Subdivision	N/A
City	Anaheim
County	Orange
Zip Code	92804

**Amenities**

Amenities	Fire Pit, Barbecue, Picnic Area
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Parking Spaces	2
# of Garages	2
View	None
Pool	None

## Exterior

Exterior	Stucco
Lot Description	Zero Lot Line
Construction	Stucco

## Interior

Interior Features	Balcony, Walk-In Closet(s), Bedroom on Main Level
Appliances	Dishwasher, Microwave, Self Cleaning Oven, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	3
Stories	Three Or More

## School Information

District	Anaheim Union High
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## Additional Information

Date Listed	January 18th, 2025
Days on Market	30
Short Sale	N
RE / Bank Owned	N

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