

# **\$1,469,999 - 5802 Treehouse Lane, Anaheim Hills**

MLS® #OC25011981

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## **\$1,469,999**

4 Bedroom, 3.00 Bathroom, 3,095 sqft  
Residential on 0 Acres

Canyon Oaks 1 (CYOK), Anaheim Hills,

Motivated Seller!!! The wait for your dream home was worth it! Here is a rare opportunity to become a homeowner in this desirable Canyon Oaks neighborhood in Anaheim Hills. It is located at the end of a quiet cul-de-sac where well-maintained homes reflect pride of ownership. You will be proud to entertain your family and friends in this 4 bedroom, 3 bath, 3095 sq ft executive home. Upon entry, you step into a beautiful foyer that leads to a combination formal living / dining room. The heart of the home is the spacious family room and kitchen. Windows throughout make this space bright and inviting. The family room has a lovely fireplace that warms the home on cool nights. There is also a custom entertainment center with surround sound â€œ perfect for hosting movie nights or holiday parties! The adjacent kitchen makes grabbing snacks easy and is large enough for more than one chef in the family. The rest of the family can gather around the granite island! Sliding glass doors from the kitchen to backyard encourage indoor / outdoor living. Both front and back yards have been professionally landscaped with custom stone and planters full of beautiful plants including lemon and lime trees. The back yard is large enough for a pool. There are grassy areas for kids of all ages and pets to enjoy. It also has a covered patio and BBQ island ready for year round al fresco dining. This back yard is your own private oasis! Back inside, a downstairs bedroom and full bathroom is perfect for guests or family who



prefer the ground level. All other bedrooms are located upstairs. The primary bedroom is a private sanctuary complete with a dual-sided fireplace, large walk-in closet and an en suite bath. Each of the secondary bedrooms have access to the hall bath with private vanity areas. The laundry room includes a utility sink and is conveniently located on the second floor in between the bedrooms. There is dual zoned A/C and a newer water heater with instant hot water pump. The 2 car garage has a large closet perfect for storing holiday decorations. Anaheim Hills has great schools, Canyon Rim Park & Walnut Canyon Reservoir. Also conveniently located near shops & restaurants at Savi Ranch. Easy access to 91 frwy & 241 Toll Road.

Built in 2003

Essential Information

MLS® #	OC25011981
Price	\$1,469,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,095
Acres	0.16
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Adam Hammodat
Listing Office	Keller Williams Realty Irvine

Community Information

Address	5802 Treehouse Lane
Area	77 - Anaheim Hills
Subdivision	Canyon Oaks 1 (CYOK)
City	Anaheim Hills
County	Orange
Zip Code	92807

## Amenities

Amenities	Maintenance Grounds
Parking Spaces	2
Parking	Direct Access, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage Faces Front, Garage
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features	Rain Gutters
Lot Description	Cul-De-Sac, Front Yard, Garden, Lawn, Landscaped, Near Park, Sprinklers Timer, Sprinkler System, Sprinklers In Front, Sprinklers In Rear
Windows	Double Pane Windows, Plantation Shutters, Screens
Roof	Tile
Foundation	Slab

## Interior

Interior	Carpet, Wood, Stone
Interior Features	Breakfast Bar, Ceiling Fan(s), Crown Molding, Granite Counters, Pantry, Recessed Lighting, Storage, Wired for Sound, Bedroom on Main Level, Walk-In Closet(s), Entrance Foyer, In-Law Floorplan, Jack and Jill Bath, Walk-In Pantry
Appliances	Double Oven, Dishwasher, Disposal, Gas Range, Microwave, Water Heater, Built-In Range
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room, Gas, Primary Bedroom, Electric, Multi-Sided
# of Stories	2
Stories	Two

**School Information**

District                      Orange Unified

**Additional Information**

Date Listed                      July 4th, 2024  
Days on Market                46  
Short Sale                        N  
RE / Bank Owned            N

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