

\$1,529,000 - 4740 Avenida De Los Arboles, Yorba Linda

MLS® #OC25016332

\$1,529,000

4 Bedroom, 2.00 Bathroom, 1,764 sqft
Residential on 0 Acres

Travis Ranch (TRVR), Yorba Linda,

Must see this exceptional Remodeled and updated 4-bedroom, 2-bathroom, single-story home on a large usable lot nestled in the highly sought-after Travis Ranch neighborhood. Boasting excellent curb appeal and meticulously maintained over the years, this home offers both comfort and elegance. You will be captivated by the extremely private and professionally landscaped yard, featuring custom concrete hardscape, natural boulder waterfall spilling into the custom-built koi pond and mature landscaping. Step inside to find new tile flooring, carpet and paint. The thoughtfully designed floor plan includes a family room that opens to the kitchen. Separate dining and formal living room with a charming fireplace. The vaulted ceilings add to the spacious and airy feel of the home. The remodeled kitchen is a chef's delight, featuring custom natural finish cabinets, Corian countertops with custom tile backsplash, a large prepping / serving peninsula, built-in refrigerator, and ample storage. The adjacent family room is equipped with custom built-in cabinetry. The primary bedroom offers a remodeled bathroom with walk-in shower, dual vanities and large walk-in closet with custom built-ins. Three additional bedrooms provide ample space for family or guests. Additional features of this home include dual pane windows and sliding doors, recessed lighting, ceiling fans, central heat / air conditioning, and a spacious 2-car garage with new epoxy coated floor. Conveniently located near



shopping at Eastlake Village Center and within the award-winning Yorba Linda school district. This home offers a unique opportunity to own a piece of the Land of Gracious Living! Don't miss out on this stunning property! This one won't last! Perfect blend of comfort, style, and convenience. Yorba Linda schools are some of the best and include Travis Ranch (k-8) and Yorba Linda High School!

Built in 1979

Essential Information

| | |
|----------------|-----------------------------|
| MLS® # | OC25016332 |
| Price | \$1,529,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,764 |
| Acres | 0.31 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Traditional, Ranch |
| Status | Closed |
| Listing Agent | Shawn Howard |
| Listing Office | HomeSmart, Evergreen Realty |

Community Information

| | |
|-------------|-----------------------------|
| Address | 4740 Avenida De Los Arboles |
| Area | 85 - Yorba Linda |
| Subdivision | Travis Ranch (TRVR) |
| City | Yorba Linda |
| County | Orange |
| Zip Code | 92886 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener, Concrete, |

| | |
|--------------|---|
| | Garage Faces Front |
| # of Garages | 2 |
| Garages | Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener, Concrete, Garage Faces Front |
| View | None |
| Pool | None |

Exterior

| | |
|-------------------|--|
| Exterior | Stucco |
| Exterior Features | Rain Gutters, Koi Pond |
| Lot Description | Back Yard, Level, Sprinkler System, Landscaped |
| Windows | Double Pane Windows, Screens |
| Roof | Flat Tile |
| Construction | Stucco |
| Foundation | Slab |

Interior

| | |
|-------------------|---|
| Interior | Carpet, Tile |
| Interior Features | All Bedrooms Down, Ceiling Fan(s), Crown Molding, Entrance Foyer, High Ceilings, Open Floorplan, Recessed Lighting, Solid Surface Counters, Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Range Hood |
| Heating | Central, Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Living Room |
| # of Stories | 1 |
| Stories | One |

School Information

| | |
|------------|-------------------------------|
| District | Placentia-Yorba Linda Unified |
| Elementary | Travis Ranch |
| Middle | Travis Ranch |
| High | Yorba Linda |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 22nd, 2025 |
| Days on Market | 11 |
| Short Sale | N |

RE / Bank Owned N

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