

\$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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