

# \$2,700 - 104 Cross Creek Road # M, Orange

MLS® #OC25017476

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## \$2,700

1 Bedroom, 1.00 Bathroom, 678 sqft

Residential Lease on 4 Acres

Canyon Hills (CYHL), Orange,

Experience the serenity of Canyon Hills, East Orangeâ€™s treasure, ideally located just a short walk to the pool. This sophisticated 1-bedroom residence boasts an open-concept floor plan designed to complement lifestyle of entertaining guests. The kitchen, with pristine granite countertops, a sleek breakfast bar, and seamless transitions into the dining and living areas. Sunlight pours through expansive sliding doors adorned with elegant plantation shutters, opening onto a private, shaded balcony that offers tranquil greenbelt views and additional storage space in two dedicated closets. The bedroom serves as a sanctuary, featuring a beautifully remodeled en-suite bath with a granite vanity, built-in linen cabinetry, and a spacious walk-in closet. Impeccable attention to detail includes in-unit laundry, fresh designer paint, new plush carpeting, and durable flooringâ€™ensuring this home is truly move-in ready. Rent includes your water & trash utilities. A detached garage close by, guest parking, and a host of resort-style amenitiesâ€™including two sparkling pools, two rejuvenating spas, a state-of-the-art fitness center, and an inviting clubhouseâ€™provide an elevated living experience. Walking distance to 5 -star dining, shopping, and Peters Canyon Regional Park, providing endless trails for hiking, running, cycling and horseback riding!! Beautiful area with many walking and biking trails, lush trees and landscaping. This residence offers the perfect fusion of natural beauty and modern convenience. Seize this



rare opportunityâ€”your retreat awaits.

Built in 1992

**Essential Information**

MLS® #	OC25017476
Price	\$2,700
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	678
Acres	3.79
Year Built	1992
Type	Residential Lease
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	Julia Hunter
Listing Office	Landmark Realtors

**Community Information**

Address	104 Cross Creek Road # M
Area	75 - Orange, Orange Park Acres E of 55
Subdivision	Canyon Hills (CYHL)
City	Orange
County	Orange
Zip Code	92869

**Amenities**

Amenities	Pool, Spa/Hot Tub
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Association Dues, Water, Sewer, Trash Collection
Parking Spaces	3
Parking	Door-Single, Garage, Garage Door Opener, Garage Faces Rear, Guest, One Space
# of Garages	1
Garages	Door-Single, Garage, Garage Door Opener, Garage Faces Rear, Guest, One Space

View	Park/Greenbelt
Has Pool	Yes
Pool	Heated, In Ground, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Near Park, Greenbelt
Windows	Screens, Plantation Shutters, Shutters
Roof	Common Roof
Foundation	Slab

## Interior

Interior	Carpet, Laminate
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s), Balcony, Living Room Deck Attached, Stone Counters, Unfurnished
Appliances	Dishwasher, Gas Water Heater, Microwave, Refrigerator, Dryer, Washer, Electric Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Orange Unified
Elementary	Chapman Hills
Middle	Santiago Charter
High	El Modena

## Additional Information

Date Listed	January 24th, 2025
Days on Market	49
Short Sale	N
RE / Bank Owned	N

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