

# \$1,099,000 - 1201 Mosswood Drive, Anaheim Hills

MLS® #OC25036699

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## \$1,099,000

4 Bedroom, 2.00 Bathroom, 1,435 sqft  
Residential on 0 Acres

other, Anaheim Hills,

Welcome to 1201 Mosswood Drive, a ONE STORY home in the highly sought-after Anaheim Hills neighborhood of Orange County. This home has 4 bedrooms and 2 updated bathrooms, presenting the perfect blend of comfort and one-story living for families, professionals, and anyone seeking an exceptional living experience.

As you step inside this home, you will find luxury vinyl flooring, along with dual-pane windows throughout the home. The kitchen is a true centerpiece of the home, it has been thoughtfully upgraded with stainless steel appliances, a designer backsplash, and granite countertops, all complemented by a charming farmhouse sink. It's an inviting space that encourages culinary adventures and seamless entertaining with its open connection to the dining and living areas.

Vaulted ceilings rise above, amplifying the sense of space and creating an inviting atmosphere for relaxation and socializing.

Outside, the California dream extends to dual covered patios, which provide a seamless transition to your private backyard oasis. Envision evenings by the fire pit under the stars or afternoons turning the versatile side yard into your own personalized retreat.

Positioned on a generous 6,160 square-foot lot and directly across from Yorba Regional



Park, this location offers unparalleled access to outdoor activities, Savi Ranch Shopping Center, and top-tier schools. The ease of freeway access puts the entirety of Orange County at your fingertips.

With NO HOA fees and NO Mello-Roos taxes, 1201 Mosswood Drive is an irresistible sanctuary for those looking to indulge in the Southern California lifestyle.

Built in 1975

**Essential Information**

MLS® #	OC25036699
Price	\$1,099,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,435
Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Missy Sandefur
Listing Office	Jason Mitchell R. E. Calif.

**Community Information**

Address	1201 Mosswood Drive
Area	77 - Anaheim Hills
Subdivision	other
City	Anaheim Hills
County	Orange
Zip Code	92807

**Amenities**

Utilities	Sewer Connected, Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Water Connected
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Parking Spaces	2
Parking	Garage, Direct Access
# of Garages	2
Garages	Garage, Direct Access
View	None
Pool	None

## Exterior

Exterior	Stucco
Lot Description	Near Park, Sprinkler System, Yard, ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Shingle
Construction	Stucco
Foundation	Slab

## Interior

Interior	Tile, Vinyl
Interior Features	Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Granite Counters, High Ceilings, Main Level Primary, Recessed Lighting, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Range, Microwave, Disposal, Dryer, Refrigerator, Washer, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

## School Information

District	Placentia-Yorba Linda Unified
Elementary	Woodsboro
Middle	Bern Yorba
High	Esperanza

## Additional Information

Date Listed	February 14th, 2025
Days on Market	104
Short Sale	N

RE / Bank Owned    N

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