

# \$715,000 - 6865 Van Leuven Lane, Highland

MLS® #OC25045465

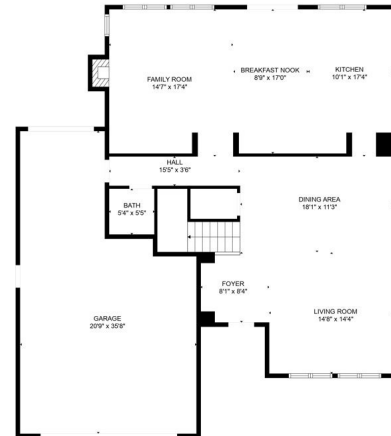
## \$715,000

4 Bedroom, 3.00 Bathroom, 2,790 sqft

Residential on 0 Acres

N/A, Highland,

Nestled on a one-way street in East Highlands Ranch, this absolutely turnkey two-story home offers stunning mountain and rolling hill views along with \*\*\*21 FULLY-OWNED SOLAR PANELS\*\*\* for exceptional energy savings. The water-wise front yard features artificial grass and seamless rockwork, perfect for enjoying from the charming front porch. Inside, wood-like tile floors flow from the living room to the bright kitchen, complete with an island and dining area. In the fireplace-warmed family room youâ€™™ll find ceramic tile floors, recessed lighting, and a built-in entertainment center. Upstairs, three secondary bedrooms share a double-sink bathroom, while the primary suite offers his & hers walk-in closets, a soaking tub, and a standing shower. The backyard is a private retreat, beautifully landscaped with an Alumawood patio cover featuring recessed lighting and ceiling fans. A spacious storage shed provides extra convenience. Beyond the home, East Highlands Ranch offers an unmatched lifestyle with a catch-and-release lake, swimming pools, scenic trails, picnic areas, a clubhouse, jogging tracks, sports courts, and 24/7 security. This home is designed for family comfort, outdoor enjoyment, and energy efficiency -- a true must-see!



FLOOR PLAN CREATED BY CUBICSCAPE APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Built in 2004

## Essential Information

MLS® #	OC25045465
Price	\$715,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,790
Acres	0.25
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Chris Taylor
Listing Office	Keller Williams Realty

### **Community Information**

Address	6865 Van Leuven Lane
Area	276 - Highland
Subdivision	N/A
City	Highland
County	San Bernardino
Zip Code	92346

### **Amenities**

Amenities	Clubhouse, Sport Court, Maintenance Grounds, Horse Trails, Management, Playground, Pool, Spa/Hot Tub, Trail(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Phone Available
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Hills, Mountain(s), Neighborhood
Has Pool	Yes
Pool	Community, Association

### **Exterior**

Exterior	Copper Plumbing
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Lot Description	Back Yard, Cul-De-Sac, Front Yard
Windows	Double Pane Windows, Plantation Shutters, Blinds
Construction	Copper Plumbing
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), High Ceilings, Recessed Lighting, Beamed Ceilings, Ceramic Counters, Storage
Appliances	Dishwasher, Electric Oven, Gas Cooktop, Disposal, Microwave, Water Softener, Electric Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Redlands Unified
Elementary	Cram
Middle	Beattie

## Additional Information

Date Listed	March 5th, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

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