

# \$1,450,000 - 1060 Pine Canyon Circle, Anaheim Hills

MLS® #OC25067878

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## \$1,450,000

4 Bedroom, 3.00 Bathroom, 2,461 sqft  
Residential on 0 Acres

Window Hill (WNHL), Anaheim Hills,

Stunning 4-bedroom property is located in a quiet cul-de-sac within one of the most sought-after Anaheim hills' neighborhoods, offering breathtaking mountain and tree views. With 2461 sq ft of living space on an 8040 sq ft lot, this lot is perfect for growing families or those looking to create their own dream home. You'll be welcomed by a private driveway leading to the 2-car garage. Step through the double doors and into an inviting, spacious floor plan flooded with natural light. The home features recessed lighting, soaring two-story ceilings, and an abundance of windows creating a bright and airy atmosphere throughout. The kitchen boasts elegant granite countertops, Cherry wood cabinetry, stainless steel appliances, and a large eat-in bar perfect for casual dining. This space opens seamlessly into the cozy family room, complete with plantation shutters and a charming fireplace. There is also a formal dining room, perfect for entertaining. The home has been upgraded with stylish wood flooring throughout 1st floor, stairs and top floor hallway, vinyl flooring in all 4 bedrooms and easy-to-maintain stone flooring entry, bathroom and kitchen downstairs. Downstairs features an expansive entertainment room with fireplace and guest bathroom. The luxurious primary suite offers a true retreat, with a walk-in closet and an ensuite glass shower with marble tile, private toilet and a soaking tub for relaxing. Outside into the backyard, you'll find an entertainerâ€™s paradise with a large



patio cover, surrounded by mature trees offering seclusion and a pool/spa to enjoy the weekends in a private paradise. Enjoy the convenience of artificial grass, a wood patio area, and a tranquil fountain overflowing spa, making this a serene outdoor oasis. Additional features include a 2-car garage with washer and dryer and laundry chute from your upstairs master bedroom. The home is centrally located with easy access to top-rated schools, shopping centers, fitness clubs, a 27-acre park with beautiful trails and streams. Freeways 91 and 55 are just moments away, providing quick and easy transportation. Come see it today!

Built in 1977

### **Essential Information**

MLS® #	OC25067878
Price	\$1,450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,461
Acres	0.18
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Beverly Alterman
Listing Office	Premier Realty Associates

### **Community Information**

Address	1060 Pine Canyon Circle
Area	77 - Anaheim Hills
Subdivision	Window Hill (WNHL)
City	Anaheim Hills
County	Orange

Zip Code 92807

## Amenities

Amenities Management, Water  
Utilities Cable Connected, Electricity Connected, Phone Connected, Sewer Connected, Water Connected, Natural Gas Connected  
Parking Spaces 2  
Parking Garage, Door-Multi, Driveway  
# of Garages 2  
Garages Garage, Door-Multi, Driveway  
View Hills, Trees/Woods  
Has Pool Yes  
Pool Electric Heat, Heated, Private, Waterfall  
Security Smoke Detector(s)

## Exterior

Exterior Drywall, Concrete, Block  
Lot Description Greenbelt, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Sprinklers In Front, Sprinklers In Rear, Sprinkler System, Yard  
Windows Plantation Shutters, Screens  
Roof Tile  
Construction Drywall, Concrete, Block  
Foundation Block

## Interior

Interior Vinyl, Wood, Stone  
Interior Features Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, All Bedrooms Up, Block Walls, Breakfast Bar, Crown Molding, Eat-in Kitchen, Granite Counters, High Ceilings, Primary Suite, Storage, Two Story Ceilings  
Appliances Dishwasher, Water Heater, Built-In Range, Disposal, ENERGY STAR Qualified Appliances, Gas Cooktop, Gas Oven, Gas Range, Microwave, Range Hood, Refrigerator  
Heating Central, Fireplace(s)  
Cooling Central Air  
Fireplace Yes  
Fireplaces Family Room  
# of Stories 2  
Stories Two

## School Information

District Orange Unified

## Additional Information

Date Listed March 28th, 2025

Days on Market 28

Short Sale N

RE / Bank Owned N

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