

# \$998,000 - 830 Amber Lane, Anaheim Hills

MLS® #OC25119874

**\$998,000**

3 Bedroom, 3.00 Bathroom, 1,659 sqft

Residential on 0 Acres

N/A, Anaheim Hills,

Perched atop the serene hills of the sought-after Amber Lane neighborhood, this beautifully upgraded residence offers the perfect blend of comfort, style, and location. Nestled near the end of a quiet cul-de-sac in an intimate, well-maintained community of just 23 homes, this rare gem boasts a thoughtfully designed layout with three bedrooms and three bathrooms. TWO SPACIOUS PRIMARY SUITES upstairs, each with a private bathroom & walk-in closet, and a convenient DOWNSTAIRS BEDROOM with an adjacent full bath. Step into a light-filled living room with vaulted ceilings, creating an open, airy atmosphere perfect for entertaining or relaxing. The private, secluded, nice-sized backyard, bordered by mature hillside trees, offers a peaceful escape complete with a relaxing above-ground hot tub included in the sale! Car enthusiasts and storage lovers will appreciate the ATTACHED THREE-CAR GARAGE, a rare find in the area. There is also an opportunity to add a fourth bedroom or office within the footprint of the house on the second floor (attic space over the garage). Recent UPGRADES INCLUDE: Fully remodeled kitchen (2020) featuring "marble-like" quartz countertops, custom tile backsplash, oversized tile flooring, stainless steel GE appliances (gas stove, oven, microwave) LG dishwasher (2023), recessed lighting, glass-insert upper cabinets, and soft-close shaker cabinetry in a stylish two-tone design. Remodeled bathroom upstairs (2021) and



downstairs (2023) with elegant walk-in showers, large-format tile, shaker vanities with quartz countertops, rain shower head, modern fixtures, and water-efficient toilets. Hickory wood flooring installed throughout for a warm, timeless look. Updated systems: air conditioning, furnace & ducting replaced (2014), and water heater (2022). Additional features: family room fireplace, Dual pane windows & storage cabinets in the garage. Located between Nohl Ranch Road and the Anaheim Hills Golf Course, easy access to top-rated schools, the scenic Oak Canyon Nature Center, numerous parks & hiking trails, shopping, dining, entertainment and close proximity to the 91 and 55 freeways. Amber Lane is a charming, single-street community known for its meticulous upkeep. The HOA covers hazard & liability ins. for the structure, exterior maintenance (including roof and front landscaping), and community care giving you peace of mind and a well-kept environment. A truly special home in a quiet, exclusive neighborhood, come experience it for yourself!

Built in 1987

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | OC25119874              |
| Price          | \$998,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 1,659                   |
| Acres          | 0.07                    |
| Year Built     | 1987                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Cape Cod                |
| Status         | Closed                  |
| Listing Agent  | Lisa Chudzicki          |

Listing Office Coldwell Banker Realty

## Community Information

Address 830 Amber Lane  
Area 77 - Anaheim Hills  
Subdivision N/A  
City Anaheim Hills  
County Orange  
Zip Code 92807

## Amenities

Amenities Insurance, Maintenance Front Yard, Pet Restrictions, Pets Allowed  
Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected  
Parking Spaces 3  
Parking Door-Multi, Garage Faces Front, Garage, Guest, On Site, Private, Side By Side  
# of Garages 3  
Garages Door-Multi, Garage Faces Front, Garage, Guest, On Site, Private, Side By Side  
View Neighborhood, Trees/Woods  
Pool None  
Security Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Stucco, Wood Siding, Drywall  
Lot Description ZeroToOneUnitAcre, Back Yard, Cul-De-Sac, Yard, Level, Paved  
Windows Double Pane Windows, Shutters  
Roof Concrete  
Construction Stucco, Wood Siding, Drywall  
Foundation Slab

## Interior

Interior Tile, Wood  
Interior Features Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Storage, Bedroom on Main Level, Multiple Primary Suites, Primary Suite, Walk-In Closet(s), Cathedral Ceiling(s), High Ceilings, Quartz Counters, Two Story Ceilings  
Appliances Dishwasher, Gas Cooktop, Microwave, Refrigerator  
Heating Central, Forced Air

|              |                  |
|--------------|------------------|
| Cooling      | Central Air      |
| Fireplace    | Yes              |
| Fireplaces   | Gas, Living Room |
| # of Stories | 2                |
| Stories      | Two              |

## School Information

|            |                |
|------------|----------------|
| District   | Orange Unified |
| Elementary | Imperial       |
| Middle     | EI Rancho      |
| High       | Canyon         |

## Additional Information

|                 |                |
|-----------------|----------------|
| Date Listed     | May 23rd, 2025 |
| Days on Market  | 51             |
| Short Sale      | N              |
| RE / Bank Owned | N              |

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