

# **\$475,000 - 9155 Pacific Avenue # 264, Anaheim**

MLS® #OC25180193

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## **\$475,000**

2 Bedroom, 2.00 Bathroom, 966 sqft  
Residential on 0 Acres

Rancho Westwood Village, Anaheim,

Welcome home to this charming single-level townhome now offered at a **NEWLY IMPROVED PRICE** of \$475,000!, featuring 2 spacious bedrooms and 2 full bathrooms in a thoughtfully designed, move-in ready layout. **NO ONE ABOVE OR BELOW YOU. CORNER UNIT, FACING GREENBELT.** Enjoy the cozy fireplace in the living room, and an upgraded kitchen, bathrooms, and the flooring throughout the home. Step through the sliding glass doors from the dining area to your private front patio - perfect for relaxing or entertaining, offering extra privacy. Additional features include very convenient **INSIDE LAUNDRY**, Ceiling fans, window A/C units in every room, and central heating for year-round comfort. The generous attic space provides ample storage, while the HOA covers **TRASH** and **HOT WATER**. Community amenities include two pools, a playground, and a BBQ area. Parking includes 1 assigned space (#264) and 1 permit parking spot. Prime Anaheim Location: Walking distance to grocery stores, schools, and public transportation, 15 minutes to Disneyland & Resort, 10 minutes to Knott's Berry Farm, Close to Fullerton College, Chapman University, UC Irvine, and Western State College of Law, Just 7 miles from the beach, Convenient access to major freeways: 5, 91, 22, and 605, Near Angel Stadium, dining, shopping, and endless entertainment options. Don't miss this opportunity to own a turnkey townhome in one of Anaheim's



most convenient and connected  
neighborhoods!

Built in 1964

### **Essential Information**

MLS® #	OC25180193
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	966
Acres	0.02
Year Built	1964
Type	Residential
Sub-Type	Townhouse
Style	Bungalow, Ranch
Status	Closed
Listing Agent	Amitabh Sharma
Listing Office	Coldwell Banker Realty

### **Community Information**

Address	9155 Pacific Avenue # 264
Area	79 - Anaheim West of Harbor
Subdivision	Rancho Westwood Village
City	Anaheim
County	Orange
Zip Code	92804

### **Amenities**

Amenities	Outdoor Cooking Area, Playground, Pool, Spa/Hot Tub, Hot Water, Insurance, Trash
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Assigned
Garages	Assigned
View	None
Has Pool	Yes
Pool	Community, Association

Security	Carbon Monoxide Detector(s), Smoke Detector(s)
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## Exterior

Exterior	Stucco
Lot Description	Corner Lot, Greenbelt
Windows	Double Pane Windows
Roof	Composition
Construction	Stucco
Foundation	Slab

## Interior

Interior Features	All Bedrooms Down, Bedroom on Main Level, Ceiling Fan(s), Main Level Primary
Appliances	Gas Range, Dryer, Washer
Heating	Central
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Anaheim Union High
High	Magnolia

## Additional Information

Date Listed	August 12th, 2025
Days on Market	36
Zoning	R-3
Short Sale	N
RE / Bank Owned	N

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