

# \$900,000 - 2317 W Broadway # 96, Anaheim

MLS® #OC25242487

## \$900,000

3 Bedroom, 4.00 Bathroom, 1,988 sqft  
Residential on 7 Acres

Others, Anaheim,

Welcome to your dream home in Southwest Anaheim! This end unit newer construction 3-bedroom, 2 full, 2 half-bath townhouse in the Townes at Broadway community is centrally located with easy access to the West Anaheim Medical Center, Fairmont Preparatory Academy, and nearby schools. Only 1 shared wall! Original owners. PRIME UPGRADES throughout the homes including the kitchen and flooring, natural lighting, attached garage with epoxy floors, a water softener, fully paid off SOLAR PANELS, EV charging ready and a smart home system for modern convenience. Appliances are included! Shared community amenities such as a pool, spa, BBQ picnic area, and fire pit lounge enhance your living experience.



Built in 2023

## Essential Information

MLS® #	OC25242487
Price	\$900,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,988
Acres	6.50
Year Built	2023
Type	Residential

Sub-Type	Townhouse
Style	Spanish, Contemporary
Status	Closed
Listing Agent	Aimy Quach
Listing Office	Amali Capital Funding Corporation

## Community Information

Address	2317 W Broadway # 96
Area	79 - Anaheim West of Harbor
Subdivision	Others
City	Anaheim
County	Orange
Zip Code	92804

## Amenities

Amenities	Barbecue, Pool, Spa/Hot Tub, Maintenance Front Yard
Utilities	Electricity Connected, Natural Gas Connected, Sewer Available, Water Connected
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Neighborhood, Courtyard, Pool
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s), Fire Detection System

## Exterior

Exterior	Drywall, Concrete, Copper Plumbing
Windows	Double Pane Windows, Wood Frames
Roof	Tile
Construction	Drywall, Concrete, Copper Plumbing

## Interior

Interior	Carpet, Vinyl
Interior Features	Breakfast Bar, Built-in Features, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, All Bedrooms Up, Primary Suite, Walk-In Closet(s), Balcony, Ceiling Fan(s), Paneling/Wainscoting, Separate/Formal Dining Room

Appliances	SixBurnerStove, Double Oven, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Dryer, Washer, Gas Cooktop, Tankless Water Heater, Water Softener
Heating	Central, Forced Air
Cooling	Central Air, Electric, Wall/Window Unit(s), Whole House Fan
Fireplaces	None
# of Stories	3
Stories	Three Or More

## School Information

District	Anaheim Union High
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## Additional Information

Date Listed	October 17th, 2025
Days on Market	54
Short Sale	N
RE / Bank Owned	N

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