

# \$875,000 - 3107 Graciosa Lane, Anaheim

MLS® #PW24143920

**\$875,000**

4 Bedroom, 2.00 Bathroom, 1,268 sqft

Residential on 0 Acres

OTHER, Anaheim,

Single-story ranch-style pool home located on an interior, tree-lined street in a sought-after area of Anaheim! This four-bedroom home offers a previously remodeled kitchen with granite counters, shaker-style cabinets, and original wood flooring! The kitchen opens to the family room and is highlighted by a wood-burning brick fireplace. Don't miss the beautiful hallway bathroom--fully remodeled with travertine and chocolate marble and an inviting, soaking tub. Outside you'll find a generous-sized yard with a pool--perfect for enjoying a California stay-cation--and artificial turn for lower water/maintenance! The two-car garage has a roll-up garage door and a large driveway and offers plenty of parking. Parking on the street by permit only. Easy access to local freeways, Disneyland, Downtown Disney, the Packing House, and all the wonderful offerings of living in Anaheim! Come make this charming Anaheim home your own!



Built in 1956

## Essential Information

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Price \$875,000

Bedrooms 4

Bathrooms 2.00

Full Baths 1

Square Footage 1,268

Acres 0.17

Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Marc Smith
Listing Office	Freedom First Properties

## Community Information

Address	3107 Graciosa Lane
Area	79 - Anaheim West of Harbor
Subdivision	OTHER
City	Anaheim
County	Orange
Zip Code	92804

## Amenities

Utilities	Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage, Permit Required
# of Garages	2
Garages	Driveway, Garage, Permit Required
View	None
Has Pool	Yes
Pool	Private

## Exterior

Exterior	Stucco
Lot Description	Front Yard
Windows	Double Pane Windows
Roof	Composition
Construction	Stucco
Foundation	Raised

## Interior

Interior	Tile, Wood
Interior Features	Eat-in Kitchen, Granite Counters
Appliances	Dishwasher
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Anaheim Union High
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## Additional Information

Date Listed	July 13th, 2024
Days on Market	26
Short Sale	N
RE / Bank Owned	N

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