

# \$1,449,000 - 950 Amherst Circle, Anaheim Hills

MLS® #PW24223210

**\$1,449,000**

4 Bedroom, 3.00 Bathroom, 2,921 sqft

Residential on 0 Acres

Other, Anaheim Hills,

Welcome to this wonderful luxury residence in Anaheim Hills—a true haven of comfort, style, and convenience. Nestled within walking distance of Anaheim Hills Elementary and surrounded by the natural beauty of the area, this home is one of the rare properties with No HOA and No Mello-Roos, offering true ownership freedom. Step inside to discover a welcoming ambiance and meticulous design. A custom wrought-iron staircase with a stunning wood railing greets you in the foyer, leading to the spacious living room with its soaring vaulted ceiling. Ideal for hosting, the formal dining room creates a perfect backdrop for memorable gatherings. Large kitchen featuring stone countertops, a walk-in pantry, and a cozy dining area overlooking the family room. It's easy to imagine evenings by the beautiful masonry fireplace, which adds warmth and charm on chilly nights. Throughout the home, dual-pane windows with elegant wood shutters offer both style and efficiency. Large master suite is a true retreat, featuring dual closets and a spa-like master bath with dual vanities. The downstairs area, with hardwood floors in high-traffic zones, ensures durability and ease. With three-car garage equipped with epoxy flooring and additional storage, organization is effortless, while the stone paver driveway offers ample parking to accommodate three additional cars and add to curb appeal. Additional features include an inside laundry room, a whole-house water softener system, leased solar panels to reduce



utility costs, and a separate solar unit dedicated to the Pebble Tec saltwater pool and spa, keeping them warm year-round for your enjoyment.

Outside, a beautiful backyard with stone pavers provides a low-maintenance oasis.

Perfectly situated, this home offers easy access to major freeways (55, 22 & 91) and proximity to local dining, entertainment, and miles of hiking and mountain biking trails, plus the Nature Center and Walnut Reservoir. This is a rare opportunity to own a property that combines luxury, convenience, and freedom in the heart of Anaheim Hills. Don't miss your chance to make it yours!

Built in 1975

## Essential Information

MLS® #	PW24223210
Price	\$1,449,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,921
Acres	0.15
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Modern
Status	Closed
Listing Agent	Perry Walia
Listing Office	Heritage Realty

## Community Information

Address	950 Amherst Circle
Area	77 - Anaheim Hills
Subdivision	Other
City	Anaheim Hills
County	Orange

Zip Code 92807

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available
Parking Spaces	3
Parking	Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener, Garage Faces Front
# of Garages	3
Garages	Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener, Garage Faces Front
View	Hills, Mountain(s), Pool
Has Pool	Yes
Pool	In Ground, Private, Pebble, Salt Water
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Prewired, Security System

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Rectangular Lot, Sprinkler System, Sloped Up, Yard, Front Yard
Windows	Double Pane Windows, Shutters
Roof	Composition, Shingle
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Wood
Interior Features	Ceiling Fan(s), Recessed Lighting, All Bedrooms Up, Cathedral Ceiling(s), Eat-in Kitchen, Separate/Formal Dining Room, Stone Counters
Appliances	Built-In Range, Double Oven, Dishwasher, Gas Range, Microwave, Disposal, Water Heater, Water Softener
Heating	Central, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Masonry
# of Stories	2
Stories	Two

## School Information

District	Orange Unified
Elementary	Anaheim Hills

Middle	EI Rancho Charter
High	Canyon

## **Additional Information**

Date Listed      October 30th, 2024

Days on Market      82

Short Sale      N

RE / Bank Owned      N

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