

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

MLS® #PW24223210

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**\$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. Donâ€™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	El 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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