

# **\$1,549,000 - 5695 Via Mariposa, Yorba Linda**

MLS® #PW24242703

**\$1,549,000**

4 Bedroom, 3.00 Bathroom, 2,766 sqft

Residential on 0 Acres

Travis Ranch (TRVR), Yorba Linda,

Stunning Home in Sought-After Travis Ranch Neighborhood

Welcome, where the charm of suburban living meets the freedom of open spaces. Nestled in the highly desirable Travis Ranch community, this beautiful 4-bedroom, 3-bathroom home offers the perfect blend of comfort, functionality, and outdoor living.

As you approach, you'll notice the expansive driveway, providing ample parking space, including dedicated RV parking – a rare and coveted feature. The home's welcoming curb appeal is enhanced by its lush landscaping and a fully fenced backyard, which are ideal for privacy and creating a safe space for children or pets.

Step inside to experience an open floor plan designed with entertaining in mind. The generously sized living spaces flow effortlessly, with large rooms that cater to both family gatherings and quiet evenings. The kitchen, featuring rich wooden cabinetry, offers plenty of storage and workspace, making meal preparation a joy.

The home's layout includes four spacious bedrooms, ensuring comfort for everyone. The primary suite serves as a private retreat with its own ensuite bathroom, while the additional bedrooms are perfect for family members, guests, or a home office. Three bathrooms add convenience for busy households,



ensuring no morning rush is left unsolved.

One of the homeâ€™s standout features is its backyard oasis, perfect for entertaining or unwinding after a long day. A grassy lawn provides a lush space for outdoor games or relaxation, while the expansive patio area is ideal for barbecues and al fresco dining. The backdrop of the serene Travis Ranch community completes the picture.

Travis Ranch is renowned for its equestrian-friendly lifestyle, offering scenic horse trails that wind through the neighborhood. Whether youâ€™re an equine enthusiast or simply enjoy the tranquility of this unique setting, youâ€™ll appreciate the areaâ€™s charm.

Located near top-rated schools, local parks, and convenient shopping and dining options, this home provides everything you need for a balanced lifestyle. Its proximity to major highways ensures easy access to the wider Orange County area while maintaining the peaceful atmosphere that makes Travis Ranch so special.

Donâ€™t miss this opportunity to own a spacious and versatile home in one of Yorba Lindaâ€™s most desirable neighborhoods. Schedule a viewing today and make this your forever home!

Built in 1981

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | PW24242703  |
| Price      | \$1,549,000 |
| Bedrooms   | 4           |
| Bathrooms  | 3.00        |
| Full Baths | 3           |

|                |                               |
|----------------|-------------------------------|
| Square Footage | 2,766                         |
| Acres          | 0.25                          |
| Year Built     | 1981                          |
| Type           | Residential                   |
| Sub-Type       | Single Family Residence       |
| Status         | Closed                        |
| Listing Agent  | Sterling Young                |
| Listing Office | Allison James Estates & Homes |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 5695 Via Mariposa   |
| Area        | 85 - Yorba Linda    |
| Subdivision | Travis Ranch (TRVR) |
| City        | Yorba Linda         |
| County      | Orange              |
| Zip Code    | 92887               |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 3  |
| Parking        | Concrete, Door-Multi, Direct Access, Garage Faces Front, Garage, Garage Door Opener, RV Access/Parking, RV Potential |
| # of Garages   | 3  |
| Garages        | Concrete, Door-Multi, Direct Access, Garage Faces Front, Garage, Garage Door Opener, RV Access/Parking, RV Potential |
| View           | None   |
| Has Pool       | Yes  |
| Pool           | In Ground, Private   |
| Security       | Carbon Monoxide Detector(s), Smoke Detector(s)   |

## Exterior

|                 |  |
|-----------------|--|
| Exterior        | Wood Siding                              |
| Lot Description | Sprinkler System, Sloped Up              |
| Windows         | Double Pane Windows, Plantation Shutters |
| Roof            | Tile                                     |
| Construction    | Wood Siding                              |
| Foundation      | Raised, Slab, Combination                |

## Interior

|          |                              |
|----------|------------------------------|
| Interior | Carpet, Laminate, Tile, Wood |
|----------|------------------------------|

|                   |   |
|-------------------|---|
| Interior Features | Block Walls, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Sunken Living Room, Bedroom on Main Level, Primary Suite, Wet Bar |
| Appliances        | Dishwasher, Electric Oven, Microwave, Refrigerator, Electric Cooktop, Ice Maker   |
| Heating           | Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| Fireplaces        | Living Room, Primary Bedroom  |
| # of Stories      | 2   |
| Stories           | Two   |

## School Information

|          |                               |
|----------|-------------------------------|
| District | Placentia-Yorba Linda Unified |
|----------|-------------------------------|

## Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | December 2nd, 2024 |
| Days on Market  | 13                 |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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