

\$1,399,000 - 6490 Via Arboles, Anaheim Hills

MLS® #PW24254256

\$1,399,000

4 Bedroom, 3.00 Bathroom, 2,271 sqft

Residential on 0 Acres

Broadmoor Homes (BRDH), Anaheim Hills,

Welcome to 6490 E Via Arboles, a fully renovated single-story home nestled in the Broadmoor Homes enclave of Anaheim Hills. Designed with both elegance and functionality in mind, this spacious 4-bedroom, 2.5-bathroom home was thoughtfully upgraded at every stage of its renovation. From custom oak wood cabinetry to wainscoting and additional windows that flood the interiors with natural light, these carefully considered enhancements, combined with priceless features like vaulted ceilings, no interior steps, and an easy-flow floor plan, make this property truly unique. As you enter through the double doors, you're welcomed by an extra-wide hallway that leads to the family room or the living room. Both the family room and living room are generously sized and equipped with large sliding doors, providing seamless access to the backyard. These spaces flow effortlessly into the fully remodeled kitchen—a true culinary haven. Showcasing both practicality and aesthetic appeal, the kitchen features stainless steel appliances, expansive quartz countertops, and custom oak cabinetry, making it the perfect place to gather with friends or prepare a casual meal. The master bedroom is a serene retreat, featuring vaulted ceilings and French doors that open to a private front yard patio. Additional highlights include recessed lighting, an individual laundry room, dual master closets, a wet bar, low-maintenance landscaping, central heating and air, dual-pane windows throughout, and



brand-new bathroom vanities. Residents of the Broadmoor community enjoy access to two sparkling pools and a relaxing spa, ideal for summer days and family gatherings. 6490 Via Arboles is truly an exceptional opportunity to own a beautifully renovated, turnkey home in a prime Anaheim Hills location. Schedule your tour today to see it for yourself!

Built in 1975

Essential Information

MLS® #	PW24254256
Price	\$1,399,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,271
Acres	0.39
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Maxwell Thurman
Listing Office	T.N.G. Real Estate Consultants

Community Information

Address	6490 Via Arboles
Area	77 - Anaheim Hills
Subdivision	Broadmoor Homes (BRDH)
City	Anaheim Hills
County	Orange
Zip Code	92807

Amenities

Amenities	Pool, Spa/Hot Tub
Utilities	Cable Available

Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	None
Has Pool	Yes
Pool	Association

Exterior

Lot Description	ZeroToOneUnitAcre
Roof	Asphalt, Bitumen

Interior

Interior	Laminate
Interior Features	All Bedrooms Down, Ceiling Fan(s), High Ceilings, Open Floorplan, Paneling/Wainscoting, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Wet Bar
Appliances	Dishwasher, Refrigerator, Gas Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Anaheim Union High
Elementary	Canyon
Middle	Yorba Linda

Additional Information

Date Listed	December 27th, 2024
Days on Market	25
Short Sale	N
RE / Bank Owned	N

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