

# \$950,000 - 6496 Via Arboles, Anaheim Hills

MLS® #PW25007158

**\$950,000**

3 Bedroom, 2.00 Bathroom, 1,698 sqft

Residential on 0 Acres

Broadmoor Homes (BRDH), Anaheim Hills,

Nestled in the highly sought-after Broadmoor Community in the heart of Anaheim Hills. This home is a desirable single-level layout, this 1,698 sq. ft. home features 3 bedrooms, 2 bathrooms, and an inviting atrium. You'll love the cathedral ceilings, abundant natural light, and no interior steps. This is your chance to customize the space to suit your own style and vision. Bring your creative ideas to life in this blank canvas home, ready for your personal touch. Upon entering, you'll be greeted by a sizable living and dining area with soaring ceilings and a wall of windows that floods the space with natural light. The cozy living room also features a charming fireplace. The master suite offers dual closets and access to the private atrium through a sliding door. The family room and informal dining area also open to the atrium, while a sliding door leads to the back patio, offering views of the backyard and hillside. Broadmoor offers low HOA dues and is a well-established community with lush landscaping, two pools, and a playground. Conveniently located near schools, shopping, dining, and entertainment. The home is being sold as-is; no repairs, credits for repairs, or termite clearance will be provided. Don't miss out on this chance to make this home truly yours and start creating lasting memories!



Built in 1975

## Essential Information

MLS® #	PW25007158
Price	\$950,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,698
Acres	0.31
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Jeffrey Petredes
Listing Office	Jeff Petredes, Broker

## Community Information

Address	6496 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	None
Parking Spaces	2
Parking	Driveway, Garage, On Street
# of Garages	2
Garages	Driveway, Garage, On Street
View	None
Has Pool	Yes
Pool	Community, Association

## Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Area, Separate/Formal Dining Room, Bedroom on Main Level, Atrium, Beamed Ceilings, Ceiling Fan(s), Main Level Primary, Primary Suite
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Electric Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	1
Stories	One

## School Information

District	American Union
Elementary	Canyon Rim
Middle	El Rancho
High	Canyon

## Additional Information

Date Listed	January 10th, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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