

\$850,000 - 6040 Ladera Lane, Anaheim Hills

MLS® #PW25016218

\$850,000

2 Bedroom, 3.00 Bathroom, 1,303 sqft

Residential on 0 Acres

Camino Grande Villas (CMGR), Anaheim Hills,

A wonderful home nestled high in the hills of Anaheim surrounded by nature, well-situated on a small, cul-de-sac street within The Camino Grande Villas - a safe, quiet and peaceful neighborhood/community. Numerous windows provide abundant natural light. High ceilings in the fireside living room offer that large, open feel. The private, peaceful backyard offers views of greenery, is low maintenance and ready for outdoor relaxing and entertaining. Two Primary En Suite Bedrooms upstairs, both with spacious bathrooms and walk-in closets. Tastefully upgraded throughout, move-in ready. Gated front courtyard. Attached two-car garage. HOA covers roofs, exteriors, insurance and front landscaping (no need for a gardener). Great schools. Close to golf, parks, entertainment, restaurants, shopping, Nature Center, Saddle Club and surrounded by hiking trails. Quiet neighborhoods, beautiful hills and a constant breeze all provide that feeling of being away from it all while still being close to so much. A truly wonderful place to live.



Built in 1986

Essential Information

MLS® #	PW25016218
Price	\$850,000
Bedrooms	2
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,303
Acres	0.07
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Scott Minshall
Listing Office	Keller Williams Realty

Community Information

Address	6040 Ladera Lane
Area	77 - Anaheim Hills
Subdivision	Camino Grande Villas (CMGR)
City	Anaheim Hills
County	Orange
Zip Code	92807

Amenities

Amenities	Maintenance Grounds, Insurance, Management, Maintenance Front Yard
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Driveway, Garage, Guest
# of Garages	2
Garages	Driveway, Garage, Guest
View	Trees/Woods
Pool	None

Exterior

Exterior	Stucco
Lot Description	Cul-De-Sac, Sprinkler System, ZeroToOneUnitAcre
Windows	Blinds
Roof	Concrete
Construction	Stucco
Foundation	Slab

Interior

Interior	Vinyl
Interior Features	Breakfast Bar, Cathedral Ceiling(s), High Ceilings, Recessed Lighting, All Bedrooms Up, Walk-In Closet(s), Granite Counters, Multiple Primary Suites, Open Floorplan
Appliances	Dishwasher
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Orange Unified
Elementary	Imperial
Middle	El Rancho Charter
High	Canyon

Additional Information

Date Listed	January 3rd, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

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