

\$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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