

\$959,000 - 617 Birchleaf Drive, Anaheim

MLS® #PW25021529

\$959,000

3 Bedroom, 2.00 Bathroom, 1,381 sqft
Residential on 0 Acres

N/A, Anaheim,

Welcome to this enchanting home nestled in a quiet cul-de-sac in the heart of Anaheim. This 3-bedroom, 2-bathroom gem, boasting approximately 1,381 square feet on a generous 9,800 square foot lot, exudes charm and curb appeal. As you approach, you'll be greeted by a delightful front porch seating area, perfect for sipping your morning coffee or enjoying a peaceful evening. Step inside, and you'll be captivated by the flowing indoor floorplan, illuminated by natural light pouring in through numerous windows. The spacious living room and large bedrooms provide ample space for relaxation and comfort. Beautiful hardwood floors run throughout the home, enhancing its warm and inviting ambiance. The kitchen is a ready for any home chef with plenty of built-in appliances and cabinets for abundant storage and functionality. The large laundry/utility room is a practical addition, providing extra storage space to keep your home organized and clutter-free. Step outside to your expansive backyard patio, where you can dine al fresco while enjoying your fully fenced and landscaped backyard. This outdoor oasis is perfect for simply unwinding in the tranquility of your own private retreat. Additional features include an attached 2-car garage and a side yard with a shed for even more storage options. The large backyard is perfect for pool and entertaining and/or separate guest quarters/ADU. Conveniently located near multiple local schools, great shopping, Disneyland, restaurants, and more.



Don't miss out on this move-in ready home that combines comfort, style, and convenience in one perfect package.

Built in 1958

Essential Information

MLS® #	PW25021529
Price	\$959,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,381
Acres	0.23
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Paul Kott
Listing Office	Paul Kott Realtors, Inc.

Community Information

Address	617 Birchleaf Drive
Area	699 - Not Defined
Subdivision	N/A
City	Anaheim
County	Orange
Zip Code	92804

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Door-Single, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Concrete, Door-Single, Driveway, Garage Faces Front, Garage
View	Neighborhood
Pool	None

Security	Carbon Monoxide Detector(s), Smoke Detector(s)
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Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Sprinkler System, Street Level, Yard, Cul-De-Sac
Windows	Blinds, Shutters
Roof	Composition
Construction	Stucco

Interior

Interior	Tile, Vinyl, Wood
Interior Features	Built-in Features, Separate/Formal Dining Room, Open Floorplan, Bedroom on Main Level, Block Walls, Breakfast Area, Laminate Counters, Utility Room
Appliances	Dishwasher, Refrigerator, Water Heater, Dryer, Built-In Range, Gas Cooktop, Washer
Heating	Forced Air
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Anaheim Union High
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Additional Information

Date Listed	January 29th, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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