

# **\$1,298,000 - 4301 Villa Grande Drive, Yorba Linda**

MLS® #PW25039349

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**\$1,298,000**

4 Bedroom, 2.00 Bathroom, 1,913 sqft

Residential on 0 Acres

other, Yorba Linda,

SELLER OPEN TO PROVIDING A CREDIT TOWARDS INTEREST RATE BUY DOWN. Inquire for more details. This beautifully designed single-story Yorba Linda pool home boasts an inviting open floor plan that seamlessly connects the spacious living areas, making it perfect for entertaining and family gatherings. With four generous bedrooms and two well-appointed bathrooms, this home provides ample space for comfortable living, all within a sprawling 1,913 square feet. The open concept welcomes you as you enter the home and notice that each room flows seamlessly into the next. Off the entry, the living room opens into your galley kitchen with warm wood cabinetry featuring new hardware, stainless steel and sleek black appliances with the center being the large farmhouse sink where you can look out into your private garden area. The dining area connects the kitchen to the family room where you can cozy up by the elegant fireplace that adds warmth and charm to the living area. Down the hall you will find three secondary bedrooms all with added light fixtures and a large hallway bathroom featuring a tub-in shower. The spacious master suite looks out into the luscious backyard through a private sliding door. Enjoy the luxury of your own ensuite bathroom with double vanities and a newly remodeled walk in shower. Nestled on an impressive 11,365 square-foot lot, the expansive backyard is a true highlight of this property. Imagine hosting summer barbecues at your outdoor barbecue island or



simply lounging by the sparkling pool, surrounded by lush landscaping and plenty of room for outdoor activities. The large yard offers endless possibilities framed by white vinyl fencing—create your own garden paradise, add a play area for kids, or even consider expanding your outdoor living space. All of these amenities can be enjoyed just a short distance to the Yorba Linda Town center and top Placentia Yorba Linda Schools Mabel Paine Elementary, Yorba Linda Middle School and Yorba Linda High School.

Built in 1975

**Essential Information**

MLS® #	PW25039349
Price	\$1,298,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,913
Acres	0.26
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Shaun Radcliffe
Listing Office	First Team Real Estate

**Community Information**

Address	4301 Villa Grande Drive
Area	85 - Yorba Linda
Subdivision	other
City	Yorba Linda
County	Orange
Zip Code	92886

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	None
Has Pool	Yes
Pool	In Ground, Private

## Exterior

Exterior	Brick, Stucco, Wood Siding
Lot Description	Back Yard, Corner Lot, Landscaped, Lawn
Windows	Blinds, Drapes
Roof	Tile
Construction	Brick, Stucco, Wood Siding

## Interior

Interior	Laminate, Tile
Interior Features	All Bedrooms Down, Bedroom on Main Level, High Ceilings, Main Level Primary, Open Floorplan, Primary Suite, Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Gas Cooktop, Microwave, Water Heater
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Placentia-Yorba Linda Unified
Elementary	Mabel Paine
Middle	Yorba Linda
High	Yorba Linda

## Additional Information

Date Listed	February 25th, 2025
Days on Market	88

Short Sale                      N

RE / Bank Owned        N

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