

\$915,000 - 6401 Nohl Ranch Road # 71, Anaheim Hills

MLS® #PW25040421

\$915,000

3 Bedroom, 3.00 Bathroom, 1,698 sqft

Residential on 0 Acres

Nohl Ranch Villas, Anaheim Hills,

GATED GRANDEUR | ENTERTAINER™S PARADISE | A HIDDEN ANAHEIM HILLS TREASURE | Welcome to 6401 E Nohl Ranch Rd Unit 71, a stunning townhome tucked away in the exclusive, gated Nohl Villas

community—a secluded sanctuary that feels like a best-kept secret. Thoughtfully updated and meticulously maintained, this home offers custom upgrades, seamless indoor-outdoor flow, and exceptional entertaining spaces.

Step inside and be captivated by the sophisticated design and high-end finishes throughout. The chef's kitchen boasts custom oak cabinetry with pullouts, gleaming granite countertops, and premium stainless steel appliances, including an updated glass cooktop and oven-and-a-half. The open-concept living and dining areas are bathed in natural light, featuring a stacked stone accent wall, custom tile fireplace, and elegant chandelier. Designed for entertaining, the private backyard oasis is a showstopper, featuring a fully adjustable louvered patio cover that lets you customize your outdoor ambiance in any weather. With space for holiday feasts, lively gatherings, and twilight conversations, this all-weather retreat is an entertainer's dream. The front courtyard offers a second outdoor escape, complete with new pavers and decorative details, perfect for morning coffee or intimate gatherings. The oversized primary suite is a luxurious retreat, featuring custom cabinetry, granite countertops, and travertine tile flooring in the



en-suite bath. Two additional bedrooms offer flexibility for family, guests, or a home office, with the downstairs bedroom and full bath providing privacy for multi-generational living or guests. Beyond its exquisite design, this home features Milgard Tuscany Double-Paned Low-E3 windows, a Lennox AC/HVAC system, and extensive interior and exterior upgrades, ensuring efficiency and style. The mahogany and beveled glass front door and rich wood flooring upstairs add to its refined appeal. Set in a gated community that feels worlds away, Nohl Villas offers resort-style amenities, including a sparkling pool, spa, and breathtaking golf course views, all just minutes from top-rated schools, shopping, dining, and recreation. With easy freeway access, commuting is effortless while enjoying the peace and privacy of this hidden Anaheim Hills gem. This is a rare opportunity to own a home that exudes both luxury and livability. Come experience 6401 E Nohl Ranch Rd—a home that isn't just lived in but truly cherished.

Built in 1976

Essential Information

MLS® #	PW25040421
Price	\$915,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,698
Acres	0.05
Year Built	1976
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Kathy Leimkuhler
Listing Office	First Team Real Estate

Community Information

Address 6401 Nohl Ranch Road # 71
Area 77 - Anaheim Hills
Subdivision Nohl Ranch Villas
City Anaheim Hills
County Orange
Zip Code 92807

Amenities

Amenities Maintenance Grounds, Picnic Area, Pool, Spa/Hot Tub, Trail(s), Controlled Access
Utilities Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces 2
Parking Direct Access, Garage Faces Front, Garage
of Garages 2
Garages Direct Access, Garage Faces Front, Garage
View Neighborhood
Has Pool Yes
Pool Community, Heated, Association
Security Gated Community, 24 Hour Security

Exterior

Exterior Stucco, Drywall
Exterior Features Awning(s)
Lot Description Front Yard, Lawn, Landscaped, Paved
Windows Double Pane Windows
Roof Concrete, Tile
Construction Stucco, Drywall
Foundation Slab

Interior

Interior Tile, Wood
Interior Features Breakfast Bar, Breakfast Area, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Two Story Ceilings, Bedroom on Main Level, Primary Suite, Beamed Ceilings, Built-in Features, Entrance Foyer
Appliances Dishwasher, Electric Cooktop, Electric Oven, Electric Range, Freezer, Ice Maker, Microwave, Refrigerator, Water To Refrigerator
Heating Central, Forced Air

Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Orange Unified
Elementary	Anaheim Hills
Middle	EI Rancho Charter
High	Canyon

Additional Information

Date Listed	March 4th, 2025
Days on Market	15
Short Sale	N
RE / Bank Owned	N

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