

\$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 | ENTERTAINERâ€™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
communityâ€”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 chefâ€™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
entertainerâ€™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 Tuscan 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 Rdâ€”a home that isnâ€™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	El 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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