

# \$900,000 - 100 S Auburn Heights Ln, Anaheim Hills

MLS® #PW25053225

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## \$900,000

4 Bedroom, 3.00 Bathroom, 1,754 sqft  
Residential on 0 Acres

Auburn Heights, Anaheim Hills,

The UNICORN has been found! Discover an exceptional end-unit townhome, bathed in natural light and designed for modern living. Built in 2018, this 4-bedroom, 3-bathroom home features a highly desirable first-floor bedroom and ADA-compliant bath—ideal for multi-generational living, guests, or enhanced accessibility. Step inside through a private gated patio into an open-concept living space with soaring ceilings. The family room flows seamlessly into the sunlit dining area and a chef's kitchen with high-end finishes, perfect for entertaining. Luxury vinyl plank flooring throughout the main areas, hallways, and stairs offers both elegance and easy maintenance. Upstairs, a versatile loft provides space for a home office or additional living area. The primary suite with tree-top views is a true retreat, featuring a walk-in closet large enough to be a bedroom, a spa-like en-suite bath with a dual sink vanity, and a spacious walk-in shower. Two additional bedrooms and an oversized shared bath with a tub/shower combo complete the upper level. Conveniently located adjacent to the hall bath, the laundry room includes a gas washer and dryer, built-in cabinetry, and a window for natural light and ventilation. Additional highlights include an attached 2-car garage with built-in cabinetry and a tankless water heater, plus a designated parking permit for long-term residents. For visitors, the community offers ample short-term guest parking conveniently located near the home, including handicap-accessible spaces.



Enjoy scenic hillside and tree views with no neighbors directly in front or behind. Beyond your front door, experience the best of Anaheim Hills living. Enjoy morning strolls or weekend hikes on the nearby walking trails, or explore the rolling hills and nature paths of Santiago Oaks and Oak Canyon Nature Center. The Anaheim Hills Library is just minutes away, offering a welcoming space to read, study, or attend community events. Several beautiful parks are nearby, perfect for outdoor activities, sports, or simply unwinding in nature. Community amenities include walking paths, BBQ areas, a dog park, and ample guest parking. Located in the heart of Anaheim Hills, this home is minutes from award-winning Canyon High and El Rancho Charter Middle School, international markets, dining hotspots, and major freeways. Low-maintenance, move-in ready, and designed for today's lifestyle don't miss this unique opportunity!

Built in 2018

**Essential Information**

MLS® #	PW25053225
Price	\$900,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,754
Acres	0.04
Year Built	2018
Type	Residential
Sub-Type	Townhouse
Style	Spanish
Status	Closed
Listing Agent	Carolynn Santaniello
Listing Office	Seven Gables Real Estate

## Community Information

Address	100 S Auburn Heights Ln
Area	77 - Anaheim Hills
Subdivision	Auburn Heights
City	Anaheim Hills
County	Orange
Zip Code	92807

## Amenities

Amenities	Maintenance Grounds, Picnic Area, Maintenance Front Yard, Pets Not Allowed
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Direct Access, Door-Single, Garage, Guest, Garage Faces Rear, One Space
# of Garages	2
Garages	Direct Access, Door-Single, Garage, Guest, Garage Faces Rear, One Space
View	City Lights, Park/Greenbelt, Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Lighting
Lot Description	Greenbelt, Near Public Transit
Windows	Blinds, Screens, ENERGY STAR Qualified Windows
Roof	Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Vinyl
Interior Features	High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Bedroom on Main Level, Loft, Primary Suite, Walk-In Closet(s), In-Law Floorplan
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Water To Refrigerator, Dryer, Washer, Water Purifier
Heating	Central
Cooling	Dual
Fireplaces	None

# of Stories	2
Stories	Two

### **School Information**

District	Orange Unified
Elementary	Imperial
Middle	El Rancho Charter
High	Canyon

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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