

# \$1,050,000 - 135 Sweetwater Street, Anaheim Hills

MLS® #PW25053826

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## \$1,050,000

4 Bedroom, 2.00 Bathroom, 1,504 sqft  
Residential on 0 Acres

N/A, Anaheim Hills,

Charming Single-Story Home with Exceptional Potential in a Prime Location. Nestled in a highly sought-after neighborhood, this charming single-story home has endless possibilities. With 1504 square feet of well-designed living space on a generous 7200 square foot flat lot, this home is perfect for growing families or those looking to create their dream space. Boasting three spacious bedrooms with an optional 4th bedroom (has closet) and two bathrooms, this home is ideal for comfortable living. The cozy living room features a welcoming fireplace with views of the front yard. The kitchen is open to the family room with views of the backyard making it perfect for both everyday living and entertaining. Step outside to the backyard, where you'll find ample space for gatherings or relaxation.

The primary suite offers an en-suite bathroom for added convenience and access to the backyard. Two additional bedrooms, provide versatility for family or guests, and the 4th room can be a bedroom or home office. Situated close to top-rated schoolsâ€”Canyon High School and El Rancho Charter Schoolâ€”this home is part of the highly coveted Orange Unified School District. Additional features of this home include central air conditioning, a two-car garage, termite clearance and proximity to top-rated schools, parks, shopping, and dining. Situated towards the end of a long street in a friendly neighborhood, this home offers the perfect



blend of peace and convenience. Plus, there are no HOA fees! Located just minutes from Anaheim Hills Golf Course, Disneyland, Angel Stadium, The Honda Center, and, 20 minutes to Newport Beach, this home provides easy access to the 91 and 55 freeways, toll roads, shopping, and dining. Walk down the street and you can enjoy the Brand New Riverdale Park offering all new playground equipment, bathroom facilities, baseball and large grassy area to enjoy with access to the bike trails. It's truly the best of both worlds" comfort and convenience. Don't miss out on this incredible opportunity to make this beautiful house your forever home!

Built in 1968

### Essential Information

MLS® #	PW25053826
Price	\$1,050,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,504
Acres	0.17
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Kim Coelho
Listing Office	eXp Realty of Southern Ca, Inc

### Community Information

Address	135 Sweetwater Street
Area	93 - Anaheim N of River, E of Lakeview
Subdivision	N/A
City	Anaheim Hills
County	Orange

Zip Code 92807

## Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Parking Spaces 2

Parking Concrete, Driveway, Garage, Direct Access, Door-Single, Garage Faces Front

# of Garages 2

Garages Concrete, Driveway, Garage, Direct Access, Door-Single, Garage Faces Front

View Mountain(s), Neighborhood

Pool None

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

## Exterior

Lot Description Yard, Back Yard, Front Yard, Lawn, Level, Near Park, Sprinklers In Front, Sprinklers In Rear, Sprinkler System, Walkstreet

Foundation Slab

## Interior

Interior Laminate, Carpet, See Remarks

Interior Features Ceiling Fan(s), All Bedrooms Down, Main Level Primary, Breakfast Bar, See Remarks, Workshop

Appliances Dishwasher, Disposal, Refrigerator, Gas Cooktop, Gas Oven, Microwave

Heating Central, Fireplace(s)

Cooling Central Air

Fireplace Yes

Fireplaces Family Room

# of Stories 1

Stories One

## School Information

District Orange Unified

Middle El Rancho Charter

High Canyon

## Additional Information

Date Listed March 25th, 2025

Days on Market 6

Zoning R1

Short Sale N

RE / Bank Owned    N

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