

# **\$1,475,000 - 6778 Kentucky Avenue, Anaheim Hills**

MLS® #PW25060415

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## **\$1,475,000**

4 Bedroom, 3.00 Bathroom, 2,800 sqft  
Residential on 0 Acres

Anaheim Hills Estates (ANHI), Anaheim Hills,

Discover a rare gem in Anaheim Hills Estatesâ€”6778 E Kentucky Ave, a meticulously maintained and thoughtfully upgraded 4-bedroom (potential 5-bedroom), 2.75-bathroom home spanning approximately 2,800 square feet on a generous third-acre lot. Owned and cared for by the same family for 38 years, this home blends timeless elegance with modern upgrades.

Step into a grand entry with soaring cathedral ceilings, leading to an inviting formal living and dining room. The gourmet kitchen is a chefâ€™s dream, featuring rich mahogany cabinetry, a matching counter depth refrigerator, granite countertops, a custom tile backsplash, and high-end Thermador appliances. The adjacent family room is warm and welcoming, complete with a custom fireplace and travertine flooring, seamlessly connecting to a stylish wet bar with granite countertops, a custom tile backsplash, and updated fixtures.

Upstairs, the oversized primary suite is a private retreat with motorized window shades, two spacious closetsâ€”including a walk-inâ€”and an en-suite bathroom adorned with quartz countertops, dark wood cabinetry, square undermount sinks, and updated fixtures. Secondary bedrooms are generously sized, each with mirrored wardrobe doors, while a sprawling bonus room (4th bedroom) with vaulted ceilings offers endless possibilities for a game room, home theater, or a 5th bedroom.



The backyard is a private oasis with a patio covered by an Aluma wood structure complete with a ceiling fan and lights. A new elevated deck with a jacuzzi provides the perfect spot to unwind, while a staircase leads to a serene flat area ideal for a gazebo with scenic views. Additional upgrades include custom crown molding, recessed lighting, high-efficiency windows, smart home features (thermostat, sprinklers, security cameras, and garage door opener), a water softener, reverse osmosis system, EV charger, upgraded 200-amp electric panel, and an epoxied garage floor. A true Anaheim Hills treasureâ€”donâ€™t miss this opportunity!

Built in 1977

**Essential Information**

MLS® #	PW25060415
Price	\$1,475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,800
Acres	0.36
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Michael Kelly
Listing Office	First Team Real Estate

**Community Information**

Address	6778 Kentucky Avenue
Area	77 - Anaheim Hills
Subdivision	Anaheim Hills Estates (ANHI)
City	Anaheim Hills
County	Orange

Zip Code 92807

## Amenities

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

Parking Spaces 2

Parking Direct Access, Driveway, Garage Faces Front, Garage, Concrete, Door-Multi, Driveway Level, Electric Vehicle Charging Station(s), Garage Door Opener

# of Garages 2

Garages Direct Access, Driveway, Garage Faces Front, Garage, Concrete, Door-Multi, Driveway Level, Electric Vehicle Charging Station(s), Garage Door Opener

View None

Pool None

Security Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System

## Exterior

Exterior Stucco

Exterior Features Rain Gutters

Lot Description Front Yard, Lawn, Landscaped, Sprinkler System, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear

Windows Custom Covering(s), Double Pane Windows, Screens

Roof Tile

Construction Stucco

Foundation Slab

## Interior

Interior Carpet, Stone

Interior Features Breakfast Bar, Breakfast Area, Separate/Formal Dining Room, Granite Counters, All Bedrooms Up, Primary Suite, Cathedral Ceiling(s), Pantry, Quartz Counters, Recessed Lighting

Appliances Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Refrigerator, Range Hood, Water Heater, Double Oven, Water Softener

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 3rd, 2025
Days on Market	22
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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