

# **\$1,899,777 - 6695 Canyon Hills Road, Anaheim Hills**

MLS® #PW25061647

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**\$1,899,777**

4 Bedroom, 3.00 Bathroom, 3,069 sqft  
Residential on 0 Acres

N/A, Anaheim Hills,

Welcome home to 6695 E Canyon Hills Drive in the Canyon Hills Estates community in Anaheim Hills. This home is located on a very rare, private, and meticulously developed 20,000 square foot lot and is a "MUST SEE". This impressive 4-bedroom, 3-bathroom + loft and office (potential 5th bedroom) residence with over 3000 square feet of living space. From the moment you step through the front doors you will notice the vaulted ceilings, beautiful Mahogany wood floors, plantation shutters, and crown molding throughout! Notice the open living room and formal dining room! The grand entrance opens into a bright and spacious living room with soaring 2-story ceilings and seamlessly connects through the living room to the formal dining area. The family room has a relaxing and cozy ambiance accentuated by a fireplace and flows into the family style completely remodeled kitchen with stainless steel appliances w/ built in refrigerator, Quartz counters and island, and 2 large pantries to accommodate even the largest of families. The main floor bedroom and full bath is perfect for out of town and extended stay guests. Upstairs, the oversized primary bedroom with balcony and the recently remodeled primary bathroom boasts dual sinks, a soaking tub, a separate shower, and a large walk-in closet. The home is set back from the street with a 3 car attached garage and a 8-car driveway that offers views of the beautiful east hills and snowcapped mountains in the winter. The backyard is an absolute



oasis and is the perfect setting for outdoor gatherings. You can bask in the California sun by the pool or relax by the firepit and jacuzzi. The tropical inspired outdoor cabanas and BBQ only begin the adventure through to the amenities like the beautiful waterfall overflowing into the rock pool. Making your way to the back of the grounds there is plenty of room to enjoy your own personal park like tranquil ambiance. Donâ€™t miss the remodeled laundry room with plenty of cabinets for storage. The garage features lots of cabinets and hanging racks for all your storage needs. Other recent upgrades include 4 zone high end HVAC unit, newer pool equipment, wrought iron fencing, QuietCool whole house fan, tankless water heater, and much more. Just minutes from world-class shopping, dining and Ronald Reagan Park where the summer concerts series is held. Best of all you'll have award winning schools including El Rancho Charter School and the newly rebuilt and remodeled Canyon High School close by.

Built in 1978

**Essential Information**

MLS® #	PW25061647
Price	\$1,899,777
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,069
Acres	0.46
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Daniel Kaatz

Listing Office          Partners Real Estate Group

## Community Information

Address                  6695 Canyon Hills Road  
Area                     77 - Anaheim Hills  
Subdivision            N/A  
City                     Anaheim Hills  
County                  Orange  
Zip Code               92807

## Amenities

Amenities              Trail(s)  
Utilities                Electricity Connected, Natural Gas Connected, Water Connected, Sewer Connected  
  
Parking Spaces        3  
Parking                Driveway, Garage, Garage Door Opener, Direct Access, Door-Multi  
# of Garages           3  
Garages                Driveway, Garage, Garage Door Opener, Direct Access, Door-Multi  
View                    Mountain(s), Neighborhood  
Has Pool                Yes  
Pool                     Filtered, Heated, In Ground, Private, Waterfall  
Security                Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features     Lighting, Rain Gutters  
Lot Description        Back Yard, Front Yard, Landscaped, Street Level, Corner Lot  
Windows                Double Pane Windows, ENERGY STAR Qualified Windows, Plantation Shutters  
  
Roof                    Tile  
Foundation            Slab

## Interior

Interior                Wood  
Interior Features      Breakfast Bar, Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Loft, Walk-In Pantry, Walk-In Closet(s), Bedroom on Main Level, Cathedral Ceiling(s), Ceiling Fan(s), Crown Molding, Main Level Primary, Quartz Counters  
  
Appliances            Refrigerator, Tankless Water Heater, Washer, Range Hood  
Heating                Central, ENERGY STAR Qualified Equipment  
Cooling                Central Air, ENERGY STAR Qualified Equipment

Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

### **School Information**

District	Orange Unified
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### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	56
Short Sale	N
RE / Bank Owned	N

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