

\$1,100,000 - 519 Westford Street, Anaheim Hills

MLS® #PW25066140

\$1,100,000

3 Bedroom, 3.00 Bathroom, 2,178 sqft
Residential on 0 Acres

Canyon Terrace Townhomes (CYTT), Anaheim Hills,

Located at the end of a quiet cul-de-sac, 519 S Westford St is a refreshed home in the desirable Canyon Terrace community of Anaheim Hills. With stunning views of city lights and mountains, this 3-bedroom, 3-bathroom property offers 2,178 square feet of well-designed living space. Step through the double-door entry into soaring ceilings, abundant natural light, and an elegant spiral staircase. To the left, the spacious living room features a fireplace and a sliding glass door to the back patio. The formal dining area includes a new light fixture and connects to a quartz-topped wet bar with updated fixtures. On the right, the family room has vaulted ceilings, tall windows, and another sliding door leading to a private atrium. Just past that is a downstairs bedroom with plantation shutters, perfect for guests, extended family, or an office. Nearby is a full bathroom with an enclosed shower, vanity, and modern finishes. The kitchen offers new quartz countertops, a new cooktop, sink, faucet, recessed lighting, a walk-in pantry, and a breakfast nook with patio access. Upstairs, a landing with linen cabinetry leads to two bedrooms. The primary suite includes double-door entry, cathedral ceilings, dual mirrored closets including one large walk-in, and high windows that fill the space with light. Enjoy panoramic mountain and city views right from the bedroom. The en-suite bath features dual sinks, updated mirrors and lights, a walk-in shower, and a deep soaking tub. The third bedroom upstairs is another



en-suite with a full bath, updated fixtures, and scenic views. Upstairs areas have matching LVP flooring, with carpet only on the staircase. Fresh interior paint, new wood-look LVP flooring throughout, and updated lighting and faucet fixtures complete the home with a clean, modern feel. A standout feature is the gated grassy side yard, maintained by the HOA, which is rare in this community where most homes have only patios. From this yard, take in peaceful views of the mountains, city lights, and nearby reservoir. The private backyard patio also offers a relaxing outdoor space. Additional features include a two-car garage with direct access, a wide driveway, and front landscaping maintained by the HOA. Community amenities include a heated pool and spa open year-round and a shaded lounge area. Conveniently located within the Orange Unified School District and near award-winning schools, shopping, and dining, this home captures the best of Anaheim Hills living.

Built in 1981

Essential Information

MLS® #	PW25066140
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,178
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Jon Perez
Listing Office	First Team Real Estate

Community Information

Address	519 Westford Street
Area	77 - Anaheim Hills
Subdivision	Canyon Terrace Townhomes (CYTT)
City	Anaheim Hills
County	Orange
Zip Code	92807

Amenities

Amenities	Maintenance Grounds, Management, Picnic Area, Pool, Spa/Hot Tub, Maintenance Front Yard
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Phone Connected
Parking Spaces	2
Parking	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Concrete
# of Garages	2
Garages	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Concrete
View	City Lights, Mountain(s), Neighborhood
Has Pool	Yes
Pool	Fenced, Gunite, Heated, In Ground, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Firewall(s)

Exterior

Exterior	Stucco, Wood Siding, Brick, Concrete
Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre, Front Yard, Sprinkler System, Cul-De-Sac, Lawn, Near Park, Near Public Transit, Walkstreet
Windows	Double Pane Windows, Screens
Roof	Concrete, Tile
Construction	Stucco, Wood Siding, Brick, Concrete
Foundation	Slab

Interior

Interior	Carpet, Vinyl
Interior Features	Breakfast Area, Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Entrance Foyer, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Atrium, Multiple Primary Suites, Wet Bar
Appliances	Dishwasher, Disposal, Range Hood, Tankless Water Heater, Water Heater, Double Oven, Electric Cooktop

Heating	Central, Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	2
Stories	Two

School Information

District	Orange Unified
Elementary	Nohl Canyon
Middle	Cerro Villa
High	Villa Park

Additional Information

Date Listed	March 28th, 2025
Days on Market	53
Short Sale	N
RE / Bank Owned	N

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