

\$725,000 - 1163 Positano Avenue, Anaheim Hills

MLS® #PW25067183

\$725,000

2 Bedroom, 2.00 Bathroom, 1,006 sqft
Residential on 1 Acres

Monaco (MONC), Anaheim Hills,

Welcome to this stunningly upgraded 2-bedroom, 2-bathroom corner unit in the sought-after Monaco community of Anaheim Hills. This home offers privacy, tranquility, and the perfect blend of comfort and convenience with a spacious greenbelt right in front. Nestled above your private 2-car garage with direct access, this home greets you with an open-concept floor plan and soaring high ceilings that create an airy, light-filled ambiance. The spacious living room features a cozy fireplace with a natural stone surround and a built-in media center, providing the ideal space for your entertainment setup while adding extra style to the area. The living room seamlessly flows into the dining area, upgraded kitchen, and private balcony—the perfect spot to unwind with a drink while enjoying a peek of the hills and city lights. The beautifully remodeled kitchen is truly the heart of the home, featuring quartz countertops, a large center island with bar seating, and stainless steel appliances. The custom white shaker cabinetry is designed for style and functionality, with soft-close doors and drawers that maximize storage and accessibility. The natural light pours in through dual-pane windows, highlighting the modern finishes, warm-colored waterproof laminate flooring, and high ceilings throughout the home. Both bedrooms are bright and spacious, offering a tranquil retreat with stylish, low-maintenance features. The home also boasts a newer energy-efficient HVAC system, updated



plumbing fixtures, and a newer water heater for ultimate comfort and efficiency. Additionally, the laundry area is conveniently located in the attached 2-car garage, making everyday chores a breeze. Residents of Monaco enjoy resort-style amenities, including a sparkling pool, relaxing spas, a clubhouse, lighted tennis courts, and an exercise room. Conveniently located near top-rated schools, shopping, dining, entertainment, and easy access to freeways and toll roads, this home offers the best comfort and accessibility. With its prime corner location, a spacious greenbelt right out front, and a private attached garage with in-unit laundry, this turnkey beauty is a rare find! Schedule your private tour today!

Built in 1995

Essential Information

MLS® #	PW25067183
Price	\$725,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,006
Acres	1.09
Year Built	1995
Type	Residential
Sub-Type	Condominium
Style	Modern
Status	Closed
Listing Agent	James Festini
Listing Office	eXp Realty of California Inc

Community Information

Address	1163 Positano Avenue
Area	77 - Anaheim Hills
Subdivision	Monaco (MONC)
City	Anaheim Hills

County	Orange
Zip Code	92808

Amenities

Amenities	Clubhouse, Fitness Center, Maintenance Grounds, Management, Outdoor Cooking Area, Barbecue, Picnic Area, Pool, Spa/Hot Tub, Tennis Court(s), Recreation Room
Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Water Available
Parking Spaces	2
Parking	Direct Access, Garage, Paved
# of Garages	2
Garages	Direct Access, Garage, Paved
View	City Lights, Park/Greenbelt, Hills, Mountain(s), Neighborhood, Panoramic
Has Pool	Yes
Pool	Community, Filtered, Heated, In Ground, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Features	Rain Gutters
Lot Description	Cul-De-Sac, Near Park
Windows	Double Pane Windows, Custom Covering(s), Drapes
Roof	Tile

Interior

Interior	Laminate, See Remarks
Interior Features	Breakfast Bar, Balcony, Breakfast Area, High Ceilings, Open Floorplan, Recessed Lighting, Primary Suite, Walk-In Closet(s), Attic, Crown Molding, Dressing Area, Solid Surface Counters, Stone Counters
Appliances	SixBurnerStove, Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Water Heater, Convection Oven, Exhaust Fan, High Efficiency Water Heater, Self Cleaning Oven, Water To Refrigerator
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	One, Two

School Information

District	Orange Unified
Elementary	Canyon Rim
Middle	El Rancho
High	Canyon

Additional Information

Date Listed	March 24th, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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