

# \$1,065,000 - 17532 Shane Way, Yorba Linda

MLS® #PW25102617

**\$1,065,000**

3 Bedroom, 2.00 Bathroom, 1,248 sqft

Residential on 0 Acres

N/A, Yorba Linda,

This beautifully maintained single-family solar home offers comfort, style, and an unbeatable location in one of Orange Countyâ€™s most vibrant communities. Situated in a friendly, quiet not a through street, well established neighborhood, this home boasts charm and curb appeal from the moment you arrive. Step inside to discover the natural light from a large window and sliding door just off the kitchen. The spacious living and dining areas create a seamless flow, ideal for both daily living and entertaining. The kitchen is thoughtfully designed with a layout that is perfect for casual cooking or hosting. The backyard is a true highlight a peaceful outdoor space that invites relaxation and social gatherings. With a fabulous gas barbecue island, and space for a garden, itâ€™s perfect for enjoying sunny California days or cozy evening dinners under the stars.

Roof is 10 years old with a 40 year warranty. Furnace and ducts were redone in 2022. A/C redone in 2024. Outside BBQ has natural gas hooked up. Garage has attic space for additional storage.



Built in 1969

## Essential Information

MLS® # PW25102617

Price \$1,065,000

Bedrooms 3

Bathrooms	2.00
Full Baths	2
Square Footage	1,248
Acres	0.16
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Barbee Andrina
Listing Office	PSMC Realty

## Community Information

Address	17532 Shane Way
Area	85 - Yorba Linda
Subdivision	N/A
City	Yorba Linda
County	Orange
Zip Code	92886

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available
Parking Spaces	2
Parking	Door-Single, Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Door-Single, Driveway, Garage, Garage Door Opener
View	None
Pool	None

## Exterior

Exterior Features	Barbecue
Lot Description	ZeroToOneUnitAcre
Roof	Asphalt

## Interior

Interior	Carpet, Wood
Interior Features	Eat-in Kitchen, Quartz Counters, Recessed Lighting, All Bedrooms Down
Appliances	Convection Oven, Dishwasher, Disposal, Gas Range, Gas Water Heater, Refrigerator, Water To Refrigerator, Dryer, Washer, Barbecue, Built-In Range,

	Electric Oven, Water Purifier, Water Softener
Heating	Central, Fireplace(s), See Remarks, Solar
Cooling	Central Air, Attic Fan
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Placentia-Yorba Linda Unified
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## Additional Information

Date Listed	May 9th, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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