

# \$1,875,000 - 5245 Grandview Avenue, Yorba Linda

MLS® #PW25110668

**\$1,875,000**

5 Bedroom, 3.00 Bathroom, 3,100 sqft

Residential on 0 Acres

Other, Yorba Linda,

Private Gated Nearly Half acre Property with Stunning hills and mountain views — Prime Yorba Linda Location

Tucked away at the top of a private gated driveway, this exceptional Yorba Linda property offers unmatched privacy, panoramic views of Anaheim Hills, and endless potential to create your dream estate. Nestled in one of the area's most sought-after neighborhoods, this rare gem sits on a sprawling lot with room to build, expand, and customize to your heart's content. Newer central air and heat. The wide-open living area is highlighted by dramatic vaulted beam ceilings and expansive windows that frame breathtaking views of the surrounding hills and skyline. Whether relaxing indoors or stepping outside, you'll appreciate the peaceful ambiance and natural beauty that surrounds you.

Equestrian enthusiasts will love the huge barn featuring three stalls, a tack room, and a spacious loft. The lot offers ample space for horses, trailers, and more—with the flexibility to add a resort-style pool, ADU, pickleball court, or other outdoor features.

A unique highlight of the home is the private downstairs area with a walk-out basement, ideal for separate living quarters, guest accommodations, or multi-generational living.

With extra parking, room to grow, and a premier Yorba Linda address, this gated estate offers a rare blend of rural charm, modern comfort, and incredible potential—all just minutes from top-rated schools, shopping,



dining, and freeways.

This is more than a homeâ€”itâ€™s a lifestyle.

Come experience the possibilities of your own private paradise.

Built in 1968

## Essential Information

MLS® #	PW25110668
Price	\$1,875,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,100
Acres	0.46
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Greg Marquez
Listing Office	Coldwell Banker Realty

## Community Information

Address	5245 Grandview Avenue
Area	85 - Yorba Linda
Subdivision	Other
City	Yorba Linda
County	Orange
Zip Code	92886

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Direct Access, Door-Multi, Driveway, Garage, Gated, RV Access/Parking
# of Garages	3
Garages	Direct Access, Door-Multi, Driveway, Garage, Gated, RV Access/Parking
View	Mountain(s), Hills

Pool None

## Exterior

Exterior	Wood Siding
Exterior Features	Rain Gutters
Lot Description	Horse Property, Yard
Windows	Double Pane Windows, Screens
Roof	Composition
Construction	Wood Siding

## Interior

Interior	Laminate, Tile, Wood
Interior Features	Balcony, Beamed Ceilings, Bedroom on Main Level, Breakfast Bar, Cathedral Ceiling(s), Granite Counters, Main Level Primary, Open Floorplan, Pantry, Separate/Formal Dining Room, Storage
Appliances	Built-In Range, Double Oven, Gas Oven, Gas Range, Gas Water Heater
Heating	Central, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Wood Burning
# of Stories	2
Stories	Two

## School Information

District	Placentia-Yorba Linda Unified
Elementary	Linda Vista
Middle	Yorba Linda
High	Esperanza

## Additional Information

Date Listed	June 5th, 2025
Days on Market	159
Short Sale	N
RE / Bank Owned	N

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