

# **\$1,425,000 - 6459 Via Arboles, Anaheim Hills**

MLS® #PW25120956

**\$1,425,000**

4 Bedroom, 3.00 Bathroom, 2,277 sqft

Residential on 0 Acres

Broadmoor, Anaheim Hills,

Single story Beautifully maintained 4 bed, 3 bath home in one of Anaheim Hills™ most desirable neighborhoods. This 2,277 sq ft residence sits on an expansive 20,000+ sq ft view lot with lush landscaping, two tranquil water fountains, and automatic sprinklers. The home features a spacious layout, double-door entry, a full wall of sliding glass doors offering panoramic hillside and treetop views, and a dry bar perfect for entertaining. Enjoy indoor-outdoor living on the large patio with serene surroundings. Additional highlights include a 3-car garage, well-appointed living areas, and access to a sparkling community pool through the HOA. Rare opportunity to own a premium view property with space, privacy, and timeless charm in Anaheim Hills Hard to find single (one ) story home.



Built in 1976

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | PW25120956  |
| Price          | \$1,425,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,277       |
| Acres          | 0.46        |
| Year Built     | 1976        |

|                |                         |
|----------------|-------------------------|
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Charles Throop          |
| Listing Office | Ricci Realty            |

## Community Information

|             |  |
|-------------|--|
| Address     | 6459 Via Arboles                       |
| Area        | 93 - Anaheim N of River, E of Lakeview |
| Subdivision | Broadmoor                              |
| City        | Anaheim Hills                          |
| County      | Orange                                 |
| Zip Code    | 92807                                  |

## Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Pool                       |
| Parking Spaces | 3                          |
| # of Garages   | 3                          |
| View           | Canyon, Hills, Trees/Woods |
| Has Pool       | Yes                        |
| Pool           | Association                |

## Exterior

|                 |  |
|-----------------|--|
| Lot Description | Back Yard, Sprinklers In Rear, Sprinklers In Front, Sprinklers Timer, Yard, Sprinkler System |
|-----------------|--|

## Interior

|                   |                   |
|-------------------|-------------------|
| Interior Features | All Bedrooms Down |
| Heating           | Central           |
| Cooling           | Central Air       |
| Fireplace         | Yes               |
| Fireplaces        | Living Room       |
| # of Stories      | 1                 |
| Stories           | One               |

## School Information

|          |                    |
|----------|--------------------|
| District | Anaheim Union High |
|----------|--------------------|

## Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 6th, 2025 |
|-------------|----------------|

|                 |    |
|-----------------|----|
| Days on Market  | 20 |
| Short Sale      | N  |
| RE / Bank Owned | N  |

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