

\$1,675,000 - 5260 Via Brumosa, Yorba Linda

MLS® #PW25130332

\$1,675,000

4 Bedroom, 3.00 Bathroom, 2,477 sqft

Residential on 0 Acres

Estates Ia - East Lake Village (EE1A), Yorba Linda,

Nestled in the highly desirable East Lake Village neighborhood, this beautifully updated home truly has it all. Step inside to discover wood-look tile flooring that flows seamlessly throughout the main level, setting the tone for modern comfort & timeless style, with attractive plantation shutters and crown molding throughout that showcase the attention to detail. Formal living & dining rooms are spacious and enjoy both front and rear ground views. The recently updated kitchen is a true focal point, featuring crisp white cabinetry with abundant hidden storage, elegant glass-front doors, center island, and customized backsplash boasting an ideal layout perfect for both cooking & entertaining. The adjacent family room offers custom built-ins that artfully frame the fireplace, creating a cozy yet refined gathering space. Enjoy access to backyard amenities through the convenient French doors which expand the indoor/outdoor living space. Ideal for guests or multigenerational living, a full bedroom & bathroom are located on the lower level, along with laundry service and direct access to the three-car garage. Ascend the wrought iron staircase to discover the primary suite, a true retreat with a wall of windows with window seat, and a primary bath finished with richly stained granite dual vanities, luxurious walk-in shower, sumptuous soaking tub, and dual walk-in closets. Two additional upstairs bedrooms provide plenty of space for family or guests, along with a fully updated bathroom



with dual vanities and generous walk-in shower. Step outside into your private backyard oasis—creatively designed for both relaxation and entertaining, with numerous amenities for year-round enjoyment.

Low-maintenance turf area is accented by a fun outdoor fire pit. Splash away in the sparkling pool, relax in the bubbling spa, and enjoy the soothing sounds from the rock waterfall. This private setting includes a welcoming covered patio and built-in BBQ center, the perfect gathering spot on warm evenings ahead. Sun-soaked patios surround the yard, and planters are filled with lush greenery enhancing the tropical vibe and expanded side yard offers a perfect dog run or sports area. All this plus access to East Lake Village's sought-after amenities, including lakes, pools, clubhouses, sports courts and more. Favorite restaurants, shopping, parks and excellent schools are yours. Don't miss this rare opportunity to own a turnkey home in one of the area's most coveted communities.

Built in 1986

Essential Information

MLS® #	PW25130332
Price	\$1,675,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,477
Acres	0.20
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Carole Geronsin
Listing Office	BHHS CA Properties

Community Information

Address	5260 Via Brumosa
Area	85 - Yorba Linda
Subdivision	Estates Ia - East Lake Village (EE1A)
City	Yorba Linda
County	Orange
Zip Code	92886

Amenities

Amenities	Barbecue, Boat House, Clubhouse, Fire Pit, Management, Outdoor Cooking Area, Pickleball, Playground, Pool, Recreation Room, Spa/Hot Tub
Parking Spaces	3
Parking	Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Driveway Level, Garage Door Opener
# of Garages	3
Garages	Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Driveway Level, Garage Door Opener
View	None
Has Pool	Yes
Pool	Private, Association, In Ground, Pebble, Salt Water, Waterfall
Security	Prewired

Exterior

Exterior Features	Barbecue
Lot Description	Front Yard, Lawn, Landscaped, Near Park, Sprinkler System, Street Level, Yard
Windows	Double Pane Windows, Plantation Shutters
Roof	Tile

Interior

Interior	Carpet, Tile
Interior Features	Built-in Features, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, Granite Counters, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Breakfast Area, Cathedral Ceiling(s), Dressing Area, Paneling/Wainscoting
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Barbecue, Gas Water Heater, Range Hood, Water Purifier
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas Starter

# of Stories	2
Stories	Two

School Information

District	Orange Unified
Elementary	Fairmont
Middle	Bernardo Yorba
High	Esperanza

Additional Information

Date Listed	June 18th, 2025
Days on Market	9
Short Sale	N
RE / Bank Owned	N

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