

\$2,499,888 - 18162 James Road, Villa Park

MLS® #PW25131838

\$2,499,888

4 Bedroom, 4.00 Bathroom, 3,559 sqft

Residential on 0 Acres

Other, Villa Park,

Elegance and charm define this truly unique semi-custom craftsman Villa Park Estate. The crisp and neatly manicured front elevation is defined by lush landscape, clean architectural lines, and expertly crafted stone and brick masonry. Enter through a custom side and top lit stained front door into a spacious foyer styled entry w/ soaring ceilings and a light spacious feel. The living room is a dream w/ two story cathedral ceiling w/ exposed beams, floor to ceiling river rock fireplace /w brick hearth and large windows. The dining room is perfectly located at the rear for easy backyard access and views of the sparkling pool. With floor to ceiling, river rock fireplace wall, oversized windows, and space for large dining sets, this room gives a warm and inviting feel one looks for in a dining experience. Kitchen and Family room are done in an open great room style which is hard to find in the Villa Park construction era. Kitchen is finished with paint grade custom cabinets, wood trimmed Corian counters, spacious island w/ bar top seating, upgraded appliances including top tier downdraft cooktop, skylights, picture window, triple bay sink, serving hutch w/ glass inlaid uppers, and HUGE kitchen nook. The family room boasts another elegantly appointed fireplace w/ stain grade wood mantle, hard wood floors, slider access to exterior dining and covered patio, and central location to kitchen, dining, and exterior. The home's™ unique and utilitarian floorplan boasts a MAIN LEVEL PRIMARY BEDROOM complete with



huge footprint, private exterior porch, stone clad fireplace, spacious retreat, his and her closets, and soaring cathedral ceilings. The primary bath is elegantly appointed with custom two-tone splash walls and rope trim inlays. HUGE soaking tub, walk in shower, separate his and her vanities, and two-story ceilings give this room an open airy feel. The secondary downstairs bedroom is perfect for a home office, nursery (next to primary), or spacious bedroom. With the Primary Bedroom down, this home functions like a true single story with no steps up or down on the main level. Upstairs we have two additional secondary bedrooms w/ large secondary bath! One of the upstairs bedrooms can easily be a second primary. HUGE square footage with bar top, custom cabinets and more. OTHER IMPORTANT FEATURES include fully finished 3 car dream garage, massive RV access, huge side yard for gardening, sparkling pool, hardwood floors, recessed lighting, gated courtyard and more!

Built in 1994

Essential Information

MLS® #	PW25131838
Price	\$2,499,888
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,559
Acres	0.45
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch, Traditional, Cape Cod, Craftsman, Patio Home
Status	Closed
Listing Agent	Stephen Thomas
Listing Office	Thomas Real Estate Group

Community Information

Address	18162 James Road
Area	73 - Villa Park
Subdivision	Other
City	Villa Park
County	Orange
Zip Code	92861

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	9
Parking	Concrete, Door-Multi, Door-Single, Garage, Pull-through, Garage Faces Rear, RV Access/Parking, Gated, Paved
# of Garages	3
Garages	Concrete, Door-Multi, Door-Single, Garage, Pull-through, Garage Faces Rear, RV Access/Parking, Gated, Paved
View	None
Has Pool	Yes
Pool	In Ground, Private

Exterior

Exterior	Concrete, Stucco, Wood Siding, Stone
Exterior Features	Barbecue
Lot Description	TwoToFiveUnitsAcre, Back Yard, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Level, Rectangular Lot, Sprinkler System, Street Level, Yard
Windows	Insulated Windows
Roof	Concrete, Tile
Construction	Concrete, Stucco, Wood Siding, Stone
Foundation	Slab

Interior

Interior	Carpet, Tile, Wood
Interior Features	Beamed Ceilings, Built-in Features, Breakfast Area, Ceiling Fan(s), Cathedral Ceiling(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Pantry, Storage, Tile Counters, Two Story Ceilings, Bedroom on Main Level, Main Level Primary, Primary Suite, Bar, Crown Molding, Solid Surface Counters
Appliances	Built-In Range, Barbecue, Double Oven, Dishwasher, Gas Cooktop, Disposal
Heating	Central, Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
Fireplaces	Dining Room, Family Room, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Orange Unified
Elementary	Serrano
Middle	Cerro Villa
High	Villa Park

Additional Information

Date Listed	June 12th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 19th, 2026 at 1:40am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.