

\$1,899,888 - 245 Via Montanera, Anaheim Hills

MLS® #PW25136525

\$1,899,888

4 Bedroom, 3.00 Bathroom, 2,624 sqft
Residential on 0 Acres

Silver Trees (SLTR), Anaheim Hills,

Private. Luxury. Tranquility. Tucked away in the desirable Silver Trees community in AH, this elegant and exclusive single level modern estate is the epitome of California luxury. Set on a long private drive, and boasting an over 20,000 square foot lot, this home provides the privacy and tranquility so sought after in today's fast-paced world. Arrive to find a crisp elevation framed by spacious paver finished driveway, expansive putting green with up lit cups, beautiful mature landscape backdrop, and a completely private resort like feel. Double door entry gives way to an ultra-lux reinvented single story dream. Custom finished light wall feature, elegant back lit bar, cathedral ceilings, window wall fireplace surround, wood vinyl floors, and clean color choices make this entry an inspiration for even the most discerning buyer. Spacious dining room is complete with custom pendant light fixtures, stained glass picture window and plenty of room for a 10 top dining experience. Kitchen is finely appointed w/ custom stain grade cabinets, quartz counters, SS appliance package, window wall with peek a view, bar top peninsula seating, & open concept feel to stunning family room. The family room is awash w/ light and boasts oversized windows, cathedral ceilings, exposed wood beam, custom base and case, and views of the dream resort styled backyard. Primary bedroom and bath are the benchmark for elegance. Absolutely stunning ultra lux finishes include underlit floating his & her



vanities w/ waterfall styled stone counters w/ high end fixtures, his and her closets, backlit cosmetic mirrors, seamless glass wet room walls, freestanding soaking tub, his and her shower bays, and impressive backlit accent wall. Floor to ceiling porcelain walls with inlaid accents, give this room a stunning resort feel. The primary is spacious w/ slider access to the resort styled back yard. The back yard is an entertainer's dream, complete with rock pool w/ waterfall, slide, grotto, elevated jacuzzi, inset umbrella stands, baja step, and complete privacy. Dual patio covers, paver finished hardscape w/ concrete accent bands, and a built in 8-person custom fire pit gives this back yard a feeling of your own personal vacation. Other features include fully renovated bath & powder rooms, spacious secondary rooms, whole house fan, new water softening system, custom window treatments, recessed lighting, 3-car garage, over 10 fruit trees, proximity to shopping, schools, freeways, and more!

Built in 1979

Essential Information

| | |
|----------------|--|
| MLS® # | PW25136525 |
| Price | \$1,899,888 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,624 |
| Acres | 0.48 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Traditional, Bungalow, Cape Cod, Ranch |
| Status | Closed |
| Listing Agent | Stephen Thomas |
| Listing Office | Thomas Real Estate Group |

Community Information

| | |
|-------------|---------------------|
| Address | 245 Via Montanera |
| Area | 77 - Anaheim Hills |
| Subdivision | Silver Trees (SLTR) |
| City | Anaheim Hills |
| County | Orange |
| Zip Code | 92807 |

Amenities

| | |
|----------------|---|
| Amenities | Other |
| Utilities | Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 9 |
| Parking | Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Paved, Private, Door-Single |
| # of Garages | 3 |
| Garages | Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Paved, Private, Door-Single |
| View | City Lights, Mountain(s), Canyon, Hills, Pool |
| Has Pool | Yes |
| Pool | Gunitite, In Ground, Private, Heated, Pebble, Waterfall |

Exterior

| | |
|-------------------|--|
| Exterior | Stucco, Stone, Wood Siding |
| Exterior Features | Lighting |
| Lot Description | Back Yard, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Sprinklers Timer, Yard, Secluded, TwoToFiveUnitsAcre |
| Windows | Insulated Windows, Shutters |
| Roof | Tile, Concrete, Flat Tile |
| Construction | Stucco, Stone, Wood Siding |
| Foundation | Slab |

Interior

| | |
|-------------------|---|
| Interior | Tile, Vinyl, Wood |
| Interior Features | Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Quartz Counters, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Bar, Built-in Features, Entrance Foyer |
| Appliances | Built-In Range, Convection Oven, Dishwasher, Range Hood, Double Oven, SixBurnerStove, Trash Compactor |

| | |
|--------------|-------------|
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Living Room |
| # of Stories | 1 |
| Stories | One |

School Information

| | |
|------------|----------------|
| District | Orange Unified |
| Elementary | Crescent |
| Middle | El Rancho |
| High | Canyon |

Additional Information

| | |
|-----------------|-----------------|
| Date Listed | June 18th, 2025 |
| Days on Market | 7 |
| Short Sale | N |
| RE / Bank Owned | N |

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