

\$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	Gunite, 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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