

\$1,199,900 - 7012 Viewpoint Lane, Anaheim Hills

MLS® #PW25143343

\$1,199,900

3 Bedroom, 3.00 Bathroom, 1,729 sqft

Residential on 0 Acres

Lake Summit (LKSM), Anaheim Hills,

The street name says it all! Tucked away at the end of a quiet cul-de-sac, this immaculate three bedroom home offers sweeping unobstructed views of the reservoir, sunsets, city lights, and fireworks from the rear and beautiful mountain views from the front.

Creating a peaceful, private setting from the moment you arrive by the manicured grassy yard entry and welcoming paver porch area, and then retreating to the inviting covered patio in the rear grounds, this home provides breathtaking backdrops to entertain or simply take in the stunning surroundings. Inside, the home is in pristine condition, featuring a formal dining area and formal living with vaulted ceilings anchored by a marble-faced fireplace and sliding door access to the rear grounds. The recently updated kitchen is a true focal point, showcasing quartz countertops, crisp white shaker cabinetry, a stainless-steel farmhouse sink, and generous pantry storage. A cozy dining nook and separate family room offer additional space for everyday living and relaxed gatherings. One of the best features of this home is the abundance of windows that bring in lots of natural light and those incredible views. Upstairs, the primary suite is a serene retreat with a quartz dual vanity en-suite bath, generous closet space, and an additional open storage and hanging space, along with a cozy little reading niche to enjoy. The private view balcony shows off the serene views and brings in the rejuvenating fresh air! Two additional bedrooms each offer their own



unique charm and an additional updated full bath also offers convenience and functionality. Step out of one of the two generous sliders onto the lovely slate patio, with plenty of space to grill up your favorite meals, or just relax with family and friends. Colorful planters surround the easy care grassy lawn, with plenty of container gardening spots around the home. The glass fencing across the back of the property allows for no visual interruption to take your eyes away from the views offered here. This home enjoys an unbeatable location, tucked deep into the end of the lane, offering one of the most unobstructed reservoir views in the entire neighborhood in combination with one of the larger usable lots in the community. Desirable HOA amenities include a sparkling pool and spa, tennis courts, numerous walking trails and viewing spots to sit and enjoy the solitude that awaits. A rare combination of style, comfort, and scenery—this is one you won't want to miss.

Built in 1976

Essential Information

MLS® #	PW25143343
Price	\$1,199,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,729
Acres	0.09
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Carole Geronsin
Listing Office	BHHS CA Properties

Community Information

Address	7012 Viewpoint Lane
Area	77 - Anaheim Hills
Subdivision	Lake Summit (LKSM)
City	Anaheim Hills
County	Orange
Zip Code	92807

Amenities

Amenities	Pool, Spa/Hot Tub, Tennis Court(s)
Parking Spaces	2
Parking	Direct Access, Door-Single, Garage, Guest, Garage Door Opener, Garage Faces Front
# of Garages	2
Garages	Direct Access, Door-Single, Garage, Guest, Garage Door Opener, Garage Faces Front
View	Hills, Panoramic, Park/Greenbelt, Reservoir
Waterfront	Reservoir in Community
Has Pool	Yes
Pool	In Ground, Association, Fenced, Heated
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Security System

Exterior

Exterior Features	Rain Gutters
Lot Description	Lawn, Level, Back Yard, Cul-De-Sac, Front Yard, Greenbelt, Landscaped, Sprinkler System, Street Level, Yard
Windows	Blinds, Double Pane Windows
Roof	Tile

Interior

Interior	Carpet, Tile
Interior Features	Balcony, All Bedrooms Up, Beamed Ceilings, Breakfast Area, Built-in Features, Ceiling Fan(s), Living Room Deck Attached, Open Floorplan, Pantry, Primary Suite, Quartz Counters, Recessed Lighting, Separate/Formal Dining Room, Storage
Appliances	Dishwasher, Disposal, Microwave, Built-In Range, Gas Range, Gas Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Orange Unified
Elementary	Canyon Rim
Middle	El Rancho Charter
High	Canyon

Additional Information

Date Listed	June 26th, 2025
Days on Market	101
Zoning	PUD
Short Sale	N
RE / Bank Owned	N

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