

# \$1,099,000 - 6136 Morningview Drive # 31, Anaheim Hills

MLS® #PW25154181

## \$1,099,000

3 Bedroom, 4.00 Bathroom, 2,177 sqft  
Residential on 10 Acres

Royal Circle Village (RYCV), Anaheim Hills,

Discover Your Private Oasis in Anaheim Hills.  
Truly a ONE OF A KIND!

Welcome to this exceptional townhome—one of only two in Royal Circle Village with a true backyard retreat. Nestled against a lush wildlife hillside, this home offers complete privacy and a serene setting perfect for nature lovers and outdoor entertaining. The beautiful green lawn is perfect for pets. \* Step into your own palapa-covered patio, featuring a cozy gas fire pit made for year-round enjoyment. \* Inside, the recently remodeled kitchen blends style and function with a charming bistro dining area, plus a separate formal dining room ideal for hosting. \* The open living room with vaulted ceilings, is anchored by a newly remodeled bar area, including new cabinets and wine bar, and a gorgeous fireplace with a custom live-edge mantle. It opens directly to the private backyard through a large slider—bringing the outside in. \* Beyond the yard is another large grassy area, but only accessible by two units - yours and your neighbor's. There is a wrought iron gate that leads to the private second yard and nature area.

\* The downstairs bedroom also has its own slider to the patio. A full bath completes the main level.

\* Upstairs, the loft with built-ins provides flexible space, joined by two primary suites. \* The main suite is expansive, featuring vaulted ceilings, a sitting area, fireplace, additional lighted closet space, and two en-suite



bathsâ€”one with a glamorous sit-down vanity and both sharing a luxurious, light-filled shower. A pull-down ladder in the hallway accesses substantial attic storage. \* The second primary suite also boasts a beautifully remodeled, enlarged bathroom and lighted closets. \* There is ample storage and closet space in this home.

\* The attached garage is outfitted with built-in cabinets, a hanging rack, and durable granite-look flooring. \* Fresh WinDor windows and sliders top off the numerous enhancements. \* Air conditioning unit is 8 years new. Water heater is 2 years new. \*

**PARKING:** This home can accommodate FIVE cars; two in the attached garage, two in the long driveway, and one assigned space #16! â€¢ Conveniently close to Anaheim Hills Golf Course, Weir Canyon Regional Park, schools, shopping, restaurants, and major freeways

\* Truly a must-seeâ€”thereâ€™s simply nothing else like it!

Built in 1981

## Essential Information

MLS® #	PW25154181
Price	\$1,099,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,177
Acres	9.59
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Marda Mcdermed
Listing Office	Keller Williams Realty

## Community Information

Address	6136 Morningview Drive # 31
Area	77 - Anaheim Hills
Subdivision	Royal Circle Village (RYCV)
City	Anaheim Hills
County	Orange
Zip Code	92807

### **Amenities**

Amenities	Pool, Spa/Hot Tub
Parking Spaces	2
# of Garages	2
View	Trees/Woods, Hills
Has Pool	Yes
Pool	Association

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Yard, Irregular Lot, Landscaped, Cul-De-Sac, Lawn, Sprinklers Timer, Sprinkler System
Foundation	Slab

### **Interior**

Interior	Carpet, Laminate
Interior Features	Bedroom on Main Level, Bar, Beamed Ceilings, Built-in Features, Cathedral Ceiling(s), Multiple Primary Suites, Pull Down Attic Stairs, Separate/Formal Dining Room, Wet Bar
Appliances	Dishwasher, Microwave, Electric Cooktop, Electric Oven, Water Heater
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Outside, Primary Bedroom
# of Stories	2
Stories	Two

### **School Information**

District	Anaheim Union High
Elementary	Anaheim Hills
Middle	El Rancho Charter
High	Canyon

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	44
Short Sale	N
RE / Bank Owned	N

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