

# \$1,100,000 - 8470 Frostwood Street, Anaheim

MLS® #PW25159324

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## \$1,100,000

4 Bedroom, 2.00 Bathroom, 1,378 sqft  
Residential on 0 Acres

Bel Air (BELA), Anaheim,

First time ever on the market! This beautifully maintained, move-in ready single-story home in the sought-after Bel Air tract of Anaheim Hills has been cherished by its original owners since 1984—and now it's ready for its next chapter.

Set on a quiet, tree-lined street in a pride-of-ownership neighborhood known for its festive spirit and strong sense of community, this 4-bedroom, 2-bathroom home is the perfect blend of comfort, character, and convenience. Whether you're a first-time buyer looking for a smart start, or you're downsizing into something more manageable without sacrificing style, this home is designed to fit the next stage of your life.

Inside, you'll find a spacious and thoughtfully updated layout. The open living and dining room features a charming bay window, plantation shutters, recessed lighting, and French doors that open to a private atrium—creating a peaceful indoor-outdoor flow. The fully remodeled kitchen includes quartz countertops, soft-close cabinetry, and stainless steel appliances, all overlooking the living space for easy entertaining.

All four bedrooms feature brand new carpeting, fresh paint, and beveled mirrored closet doors. The primary suite includes a slider to the backyard and an ensuite bathroom with updated double vanity, large shower, new stone flooring, and modern fixtures. The secondary bath also offers updated finishes and a new tub/shower



combo.

Outside, enjoy a low-maintenance backyard with pavers, green space, garden lighting, and a tranquil fountain. The two-car garage is loaded with storage cabinets, shelving, and a workbench, plus washer and dryer included. Additional highlights: dual-pane Milgard windows, new attic insulation, fresh interior paint, paid-off solar system, newer roof underlayment, and a recently replaced water heater.

All of this in a location that puts you minutes from golf courses, hiking trails, parks, shopping at Savi Ranch and The Festival Center™ and just a short drive to Disneyland, Angel Stadium, Honda Center, and the best beaches in Orange County.

This is more than a home™ it™s a lifestyle. Don™t miss your chance to make it yours.

Built in 1984

## Essential Information

|                |                              |
|----------------|------------------------------|
| MLS® #         | PW25159324                   |
| Price          | \$1,100,000                  |
| Bedrooms       | 4                            |
| Bathrooms      | 2.00                         |
| Full Baths     | 2                            |
| Square Footage | 1,378                        |
| Acres          | 0.11                         |
| Year Built     | 1984                         |
| Type           | Residential                  |
| Sub-Type       | Single Family Residence      |
| Status         | Closed                       |
| Listing Agent  | Frank Del Rio                |
| Listing Office | eXp Realty of California Inc |

## Community Information

|         |                       |
|---------|-----------------------|
| Address | 8470 Frostwood Street |
| Area    | 77 - Anaheim Hills    |

|             |                |
|-------------|----------------|
| Subdivision | Bel Air (BELA) |
| City        | Anaheim        |
| County      | Orange         |
| Zip Code    | 92808          |

### **Amenities**

|                |                       |
|----------------|-----------------------|
| Amenities      | Call for Rules        |
| Parking Spaces | 2                     |
| Parking        | Direct Access, Garage |
| # of Garages   | 2                     |
| Garages        | Direct Access, Garage |
| View           | None                  |
| Pool           | None                  |

### **Exterior**

|                 |   |
|-----------------|---|
| Exterior        | Stucco  |
| Lot Description | Front Yard, Yard, Landscaped, Lawn, Near Park, Secluded, Sprinklers Timer, Street Level, Walkstreet |
| Windows         | Double Pane Windows, Bay Window(s), Plantation Shutters   |
| Roof            | Concrete  |
| Construction    | Stucco  |
| Foundation      | Slab  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior          | Carpet, Tile   |
| Interior Features | Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Attic, Quartz Counters |
| Appliances        | Dishwasher, Gas Cooktop, Disposal, Gas Oven, Microwave, Convection Oven                                |
| Heating           | Central, Solar   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| Fireplaces        | Family Room, Gas   |
| # of Stories      | 1  |
| Stories           | One  |

### **School Information**

|            |                   |
|------------|-------------------|
| District   | Orange Unified    |
| Elementary | Running Springs   |
| Middle     | El Rancho Charter |

High Canyon

### **Additional Information**

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 21st, 2025 |
| Days on Market  | 30              |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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