

# **\$1,775,000 - 536 Tumbleweed Road, Anaheim Hills**

MLS® #PW25166874

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**\$1,775,000**

4 Bedroom, 3.00 Bathroom, 2,512 sqft

Residential on 0 Acres

Westridge (WSTR), Anaheim Hills,

Stunning. Exceptional. Breathtaking. Welcome to 536 S Tumbleweed Road. This exquisitely remodeled and meticulously maintained Anaheim Hills home offers breathtaking views of the local foothills, city lights, and mountains and features a sought-after floor plan with a downstairs bedroom and bathroom. Located on a cul-de-sac, this truly gorgeous residence boasts a gourmet kitchen with Thermador appliances (and a view from the kitchen sink that may make you WANT to do the dishes!), all remodeled bathrooms, newer wood-style LVP flooring, plantation shutters and dual pane windows. Â Large family room also boasts incredible views and is highlighted by a gas-burning fireplace. Â Outside, the expansive entertainers yard features Versailles-pattern pavers, a redesigned, pebble tech pool and spa and updated pool equipment. Â Do not miss the three-car garage with epoxy floors, custom storage cabinetry, and its very own split AC system. Sought after community of Westridge offers tennis and pickleball courts, a large association pool, a BBQ area and exceptionally low monthly dues. Available fully or partially furnished.



Built in 1972

## **Essential Information**

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Price \$1,775,000

|                |                          |
|----------------|--------------------------|
| Bedrooms       | 4                        |
| Bathrooms      | 3.00                     |
| Full Baths     | 3                        |
| Square Footage | 2,512                    |
| Acres          | 0.19                     |
| Year Built     | 1972                     |
| Type           | Residential              |
| Sub-Type       | Single Family Residence  |
| Status         | Closed                   |
| Listing Agent  | Melinda Johnson          |
| Listing Office | Freedom First Properties |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 536 Tumbleweed Road |
| Area        | 77 - Anaheim Hills  |
| Subdivision | Westridge (WSTR)    |
| City        | Anaheim Hills       |
| County      | Orange              |
| Zip Code    | 92807               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Pickleball, Pool, Tennis Court(s), Other |
| Utilities      | Sewer Connected                          |
| Parking Spaces | 3  |
| Parking        | Concrete, Direct Access, Garage          |
| # of Garages   | 3  |
| Garages        | Concrete, Direct Access, Garage          |
| View           | City Lights, Hills, Mountain(s)          |
| Has Pool       | Yes                                      |
| Pool           | In Ground, Private, Association, Heated  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Lighting   |
| Lot Description   | ZeroToOneUnitAcre, Back Yard, Front Yard, Sprinkler System, Yard, Cul-De-Sac |
| Windows           | Double Pane Windows  |
| Roof              | Tile   |
| Foundation        | Slab   |

### Interior

|                   |   |
|-------------------|---|
| Interior          | Carpet, Laminate  |
| Interior Features | Ceiling Fan(s), Eat-in Kitchen, Granite Counters, Recessed Lighting, Storage, Bedroom on Main Level, Furnished, Partially Furnished |
| Appliances        | Dishwasher, Disposal, Gas Range, Range Hood   |
| Heating           | Central   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| Fireplaces        | Gas   |
| # of Stories      | 2   |
| Stories           | Two   |

### **School Information**

|          |                   |
|----------|-------------------|
| District | Orange Unified    |
| Middle   | El Rancho Charter |
| High     | Canyon            |

### **Additional Information**

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 23rd, 2025 |
| Days on Market  | 3               |
| Zoning          | R-1             |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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