

# **\$1,650,000 - 20640 Via Breve, Yorba Linda**

MLS® #PW25177096

**\$1,650,000**

5 Bedroom, 4.00 Bathroom, 2,676 sqft

Residential on 0 Acres

Travis Ranch (TRVR), Yorba Linda,

You're going to fall in love with this home before you even make it to the front door! Beautifully landscaped and meticulously manicured, this home defines curb appeal. Step through the double doors into a lovely foyer overlooking the formal living room with cathedral ceilings and a bay window with a view of the front yard. Rich wood flooring adorns most of the floors in the home. The great room enjoys a wonderful view of the backyard and consists of a family room with fireplace and built-in cabinets, a beautiful breakfast room with cathedral ceiling, palladian windows and a stunning remodeled kitchen with crisp white cabinetry, quartz countertops, stainless steel appliances and an island with bar seating. Your private backyard paradise awaits with sparkling pool and spa, lush lawn and vegetation. Come and relax on the view deck overlooking the pool, shaded from the sun. There is also a covered patio for that summer meal. Wide side yards have the potential for RV parking. , on the first floor is a guest bathroom and the laundry room. Upstairs, you find a primary suite with a remodeled bath and abundant closet space. All bedrooms have plush carpeting, ceiling fans and shutters or blinds. There are four additional spacious bedrooms and 2 full baths to accommodate the needs of those bedrooms. The central location of this home is fabulous with several parks just minutes away, plus award winning schools, shopping, dining and entertainment. There is no better place to



live than this. You belong here!

Built in 1983

## Essential Information

MLS® #	PW25177096
Price	\$1,650,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,676
Acres	0.23
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Edith Israel
Listing Office	Keller Williams Realty

## Community Information

Address	20640 Via Breve
Area	85 - Yorba Linda
Subdivision	Travis Ranch (TRVR)
City	Yorba Linda
County	Orange
Zip Code	92886

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Concrete, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, RV Potential
# of Garages	2
Garages	Concrete, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, RV Potential
View	Neighborhood, Pool, Hills

Has Pool	Yes
Pool	Heated, In Ground, Private, Gunite
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Sprinkler System
Windows	Bay Window(s), Blinds, Palladian Window(s), Screens
Roof	Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Wood, Tile
Interior Features	Ceiling Fan(s), All Bedrooms Up, Breakfast Bar, Built-in Features, Cathedral Ceiling(s), Eat-in Kitchen, Entrance Foyer, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Electric Oven, Gas Cooktop, Microwave, Range Hood, Self Cleaning Oven
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Family Room
# of Stories	2
Stories	Two

## School Information

District	Placentia-Yorba Linda Unified
Elementary	Travis Ranch
Middle	Travis Ranch
High	Esperanza

## Additional Information

Date Listed	August 6th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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