

\$1,349,000 - 463 S Westridge Circle, Anaheim

MLS® #PW25180552

\$1,349,000

3 Bedroom, 3.00 Bathroom, 1,923 sqft
Residential on 0 Acres

Westridge (WSTR), Anaheim,

Seller Motivated! Welcome to 463 S Westridge Circle in Anaheim Hills â€” a light, bright, and airy home with 3 bedrooms, 3 full bathrooms, and a large 9,477 sq ft lot sitting above neighboring homes for added privacy and pleasant hillside/city-light views. As you enter through the double doors, youâ€™re greeted by a spacious sunken living room with high ceilings and large windows, and a folding patio door facing the beautiful backyard with mature landscaping â€” a great setting for gatherings or quiet evenings. To the right is the gourmet kitchen with stainless steel appliances and a big picture window looking out to the yard. The kitchen flows into the family room and breakfast nook, creating an easy everyday living space. The sunken master bedroom is generously sized with a full wall of closets and large windows overlooking the private backyard. The master bathroom includes dual sinks, a walk-in shower, and a sauna. Both secondary bathrooms have also been stylishly remodeled with walk-in showers. This home includes distinctive design touches throughout that add personality and charm, giving the home a warm, unique feel that sets it apart. Step outside to a spacious backyard with an expansive covered patio â€” perfect for relaxing, outdoor dining, or entertaining. Located on a quiet street in a low-HOA community of Westridge, offering an Olympic size pool and tennis courts. Close to top-rated schools, parks, shopping, dining, and freeway access. If youâ€™ve been waiting for a



spacious home with a smart floor plan, morning light streaming into your kitchen and living room, and a premium lot in a quiet neighborhood”this is the one.

Built in 1973

Essential Information

MLS® #	PW25180552
Price	\$1,349,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,923
Acres	0.22
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Pari Kazerooni
Listing Office	Prime Pacific Homes, Inc.

Community Information

Address	463 S Westridge Circle
Area	77 - Anaheim Hills
Subdivision	Westridge (WSTR)
City	Anaheim
County	Orange
Zip Code	92807

Amenities

Amenities	Call for Rules, Pool, Spa/Hot Tub, Tennis Court(s)
Utilities	Cable Available, Electricity Available, Electricity Connected, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	4
Parking	Direct Access, Door-Multi, Driveway, Garage, Garage Faces Front
# of Garages	2
Garages	Direct Access, Door-Multi, Driveway, Garage, Garage Faces Front
View	City Lights, Hills, Neighborhood, Trees/Woods

Has Pool	Yes
Pool	Association, Community, In Ground
Security	Smoke Detector(s)

Exterior

Lot Description	Back Yard, Front Yard, Garden, Lawn, Near Park, Rectangular Lot, Sprinkler System, Street Level, Value In Land, Yard, ZeroToOneUnitAcre
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Interior

Interior	Carpet, Concrete, Laminate, Tile
Interior Features	All Bedrooms Down, Bedroom on Main Level, Breakfast Area, Cathedral Ceiling(s), Crown Molding, High Ceilings, Main Level Primary, Open Floorplan, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Unfurnished, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Electric Cooktop, Electric Oven, Electric Range, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Orange Unified
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Additional Information

Date Listed	August 12th, 2025
Days on Market	52
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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