

\$1,525,000 - 5859 Treehouse Lane, Anaheim Hills

MLS® #PW25192824

\$1,525,000

4 Bedroom, 3.00 Bathroom, 3,100 sqft
Residential on 0 Acres

Canyon Oaks 1 (CYOK), Anaheim Hills,

Welcome to this exceptional 4-bedroom, 3-bathroom home in prestigious Anaheim Hills, built in 2003. Offering approximately 3,100 sq. ft. of upgraded living space on a 5,240 sq. ft. lot, this move-in-ready residence blends modern luxury with energy efficiency. Features include fully paid solar panels to reduce electricity costs, a LifeSource whole-house water filtration system installed in 2023, and newer HVAC units and water heater, both about one year old. The low HOA fee of \$77 per month keeps expenses manageable.

Step inside to a bright, open floor plan with recessed lighting, hardwood and tile flooring, and neutral tones. The chef's kitchen boasts slab granite countertops, custom wood cabinetry, double ovens, a five-burner cooktop, stainless steel appliances, a full tile backsplash, an oversized center island with seating, and a walk-in pantry with lined shelving. Adjacent, the spacious family room features a custom built-in entertainment center and a cozy gas fireplace.

The main level offers a versatile downstairs bedroom with an adjacent bathroom featuring a walk-in shower, ideal for guests or multi-generational living. The oversized living and dining areas provide flexible configurations. Upstairs, two Jack-and-Jill bedrooms share a well-appointed bath with dual vanities. The luxurious primary suite includes a gas fireplace, large windows, a



walk-in closet with custom organizers, and an en-suite bath with new dual sinks, granite counters, a frameless glass shower, soaking tub, and linen storage.

Additional highlights include a laundry room with built-in cabinetry and sink, crown molding, built-in garage cabinets, and a 2-car garage with a 200-amp EV charger. The low-maintenance backyard, enclosed by vinyl fencing and dotted with fruit trees, offers a private retreat. The front yard features manicured landscaping, a welcoming porch, and drought-tolerant plants, blending into the neighborhood’s rolling hills.

Located in desirable Anaheim Hills, known for scenic vistas, community parks, Weir Canyon hiking trails, and top-rated schools like Canyon High School and El Rancho Charter School, this home provides easy access to Anaheim Hills Festival shopping, dining, and freeways 91 and 55. Representing premier value in a sought-after community, it combines comfort, style, and sustainability.

Built in 2003

Essential Information

MLS® #	PW25192824
Price	\$1,525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,100
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed

Listing Agent	Nancy Moeller
Listing Office	Seven Gables Real Estate

Community Information

Address	5859 Treehouse Lane
Area	77 - Anaheim Hills
Subdivision	Canyon Oaks 1 (CYOK)
City	Anaheim Hills
County	Orange
Zip Code	92807

Amenities

Amenities	Maintenance Grounds
Parking Spaces	2
Parking	Door-Multi, Direct Access, Garage
# of Garages	2
Garages	Door-Multi, Direct Access, Garage
View	Neighborhood
Pool	None

Exterior

Lot Description	Corner Lot, Sprinkler System, Yard
Windows	Double Pane Windows
Roof	Tile

Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Bedroom on Main Level, Primary Suite
Appliances	Dishwasher, Gas Range, Microwave, Water Heater, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Orange Unified
Middle	El Rancho
High	Canyon

Additional Information

Date Listed	August 28th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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