

\$2,099,888 - 9292 Hidden Valley Drive, Villa Park

MLS® #PW25197757

\$2,099,888

4 Bedroom, 3.00 Bathroom, 2,218 sqft

Residential on 0 Acres

OTHER, Villa Park,

Tucked away in the tranquil hills of Villa Park, this charming TRUE Single-Story estate boasts a top tier location, highly functional floorplan, and sprawling private lot. Unique for the period built, this home has NO steps up or down, giving it a very utilitarian layout. Framed with lush landscape, sprawling grass, and a well-maintained exterior elevation, this home's curb appeal sets the tone for even the most discerning buyer. Enter through elegant lead glass inlaid front doors to a bright & open entry. Complete with hardwood floors, and a view of the brick finished fireplace, the entry creates a warm & inviting feeling.

Soaring cathedral ceilings in both the family and living room make this home feel light, bright, and spacious. The unique high ceilings give the home a newer floorplan feel while maintaining the warmth and charm of a period past. The living room/dining room combo is HUGE with tons of potential. The living room is finished with oversized windows overlooking the manicured front yard, a brick finished fireplace, custom crown, and wood box and art niche. The dining room has plenty of room for an 8-to-10-person dining table, chandelier, and pass-through access to the kitchen. Family room boasts cathedral ceilings, a formidable brick finished masonry fireplace, exposed T and G ceilings, hardwood floors, and beautiful views of the sparkling pool. The kitchen has been recently renovated with elegant white shaker custom cabinets, quartz counter tops, stainless steel appliances, bay window w/



backyard & pool views, tile floor, & glass inlaid uppers. A recessed ceiling detail with upgraded cans floods the kitchen w/ light. Theres plenty of space between the kitchen and family room for kitchen nook w/ slider to the back yard. The laundry and powder bath are perfectly located for guests and pool goerâ€™s access. The primary bedroom is elegantly appointed w/ wood floors, crown molding, newer dual pane vinyl windows, and a slider w/ direct access to the backyard. The primary bath is finished w/ custom cabinets, granite counters, dual vanity sinks, walk in shower, and walk in closet. The yard is an absolute gem w/ beautifully maintained sparkling pool & elevated spa, mature landscape and TONS of space for an ADU or substantial add-on. Both side yards have RV access possibilities or pass through capability. Other features include 3 CAR GARAGE, spacious secondary bedrooms, UPGRADED retrofit dual pane windows, garage storage, & so much more!

Built in 1971

Essential Information

MLS® #	PW25197757
Price	\$2,099,888
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,218
Acres	0.46
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow, Traditional
Status	Closed
Listing Agent	Stephen Thomas

Listing Office Thomas Real Estate Group

Community Information

Address 9292 Hidden Valley Drive
Area 73 - Villa Park
Subdivision OTHER
City Villa Park
County Orange
Zip Code 92861

Amenities

Utilities Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces 6
Parking Concrete, Driveway, Garage Faces Front, Garage, On Site
of Garages 3
Garages Concrete, Driveway, Garage Faces Front, Garage, On Site
View None
Has Pool Yes
Pool In Ground, Private, Gunite

Exterior

Exterior Stucco, Wood Siding, Unknown
Lot Description Cul-De-Sac, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Sprinkler System, Street Level, Yard
Windows Double Pane Windows
Roof Concrete
Construction Stucco, Wood Siding, Unknown
Foundation Slab

Interior

Interior Carpet, Tile, Wood
Interior Features Beamed Ceilings, Block Walls, Crown Molding, Coffered Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, All Bedrooms Down, Bedroom on Main Level, Entrance Foyer, Main Level Primary, Walk-In Closet(s)
Appliances SixBurnerStove, Dishwasher, Microwave, Refrigerator
Heating Central, Forced Air, Natural Gas
Cooling Central Air

Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	1
Stories	One

School Information

District	Orange Unified
Elementary	Serrano
Middle	Cerro Villa
High	Villa Park

Additional Information

Date Listed	September 3rd, 2025
Days on Market	15
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 16th, 2026 at 11:20pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.