

# **\$1,580,000 - 17004 Viana Drive, Chino Hills**

MLS® #TR25201142

**\$1,580,000**

5 Bedroom, 5.00 Bathroom, 3,309 sqft

Residential on 0 Acres

N/A, Chino Hills,

Welcome to this beautifully updated home in the sought-after Vila Borba Community of Chino Hills, located within the excellent Chino Hills School District. Thoughtfully refreshed and designed for modern living, this property sits on an oversized lot offering exceptional privacy and outdoor space.

The home greets you with new paint on the front exterior, adding a fresh and welcoming touch to its curb appeal. Inside, the open floor plan is enhanced by brand new 12mm laminate flooring that flows seamlessly through the living, dining, family, and kitchen areas. The kitchen is equipped with a brand new refrigerator and range hood, along with ample cabinetry, making it perfect for both everyday cooking and entertaining.

A downstairs suite with a full bath is ideal for guests, extended family, or a private office, while a convenient half bath adds everyday functionality. Upstairs, you'll find four bedrooms, including a spacious master suite. The master retreat features a luxurious en-suite bath, a spacious walk-in closet, and a huge private balcony, perfect for enjoying morning coffee or evening sunsets.

Enjoy true California indoor-outdoor living with sliding glass doors that open to a huge backyard. With a roomy side yard and mature fruit trees—orange, tangerine, and grapefruit—this property is perfect for



entertaining or relaxing in your own private oasis. Neighbors only on one side ensure added privacy. Additional updates include new paint in the garage, giving the space a clean and move-in ready finish.

Located minutes from shopping, dining, freeway access, and the popular Vila Borba Dog Park, this home offers the perfect blend of comfort, convenience, lifestyle, and top-notch education in one of Chino Hills™ most desirable neighborhoods.

Built in 2015

## Essential Information

MLS® #	TR25201142
Price	\$1,580,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,309
Acres	0.29
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Helen Zhou
Listing Office	Diamond Hills Realty

## Community Information

Address	17004 Viana Drive
Area	682 - Chino Hills
Subdivision	N/A
City	Chino Hills
County	San Bernardino
Zip Code	91709

## Amenities

Amenities	Picnic Area, Dog Park, Playground, Trail(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
# of Garages	3
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Landscaped, Lawn, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinkler System, Yard
Windows	Double Pane Windows, Plantation Shutters
Roof	Tile

## Interior

Interior Features	Breakfast Bar, Balcony, Separate/Formal Dining Room, Bedroom on Main Level, Walk-In Pantry, Walk-In Closet(s), Block Walls
Appliances	Dishwasher, Electric Oven, Gas Cooktop, Disposal, Microwave, Refrigerator, Range Hood, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Chino Valley Unified
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## Additional Information

Date Listed	September 6th, 2025
Days on Market	85
Short Sale	N
RE / Bank Owned	N

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