

# Residential For Sale

1,698 Sqft - 6496 Via Arboles, Anaheim Hills,  
California, 92807



## Basic Details

Status:	<b>Active</b>
Listing Type:	<b>For Sale</b>
Property Type:	<b>Residential</b>
Property SubType:	<b>Single Family Residence</b>
Price:	<b>\$950,000</b>
Price Per Square Foot:	<b>\$559</b>
Square Footage:	<b>1,698 Sqft</b>
Lot Area:	<b>0.31 Sqft</b>
Year Built:	<b>1975</b>
View:	<b>Mountain(s)</b>
Bedrooms:	<b>3</b>
Bathrooms:	<b>2</b>
Bathrooms (Full):	<b>2</b>
Country:	<b>US</b>
State:	<b>California</b>
County:	<b>Orange</b>
City:	<b>Anaheim Hills</b>
Zipcode:	<b>92807</b>

## Features

Association:	<b>1</b>
Senior Community:	<b>0</b>
✓ Common Walls:	<b>No Common Walls</b>
Stories:	<b>1</b>
✓ Community Features:	<b>Sidewalks</b>
✓ Pool:	<b>Association, Community</b>
✓ Amenities:	<b>Pool, Spa/hot Tub</b>
AttachedGarage :	<b>1</b>
✓ Parking:	<b>2.00</b>
✓ Parking:	<b>Driveway, Garage, Street</b>
Spa:	<b>1</b>
✓ Fireplace:	<b>Gas, Living room</b>
✓ Lot Features:	<b>0-1 Unit/acre, Lot 10000-19999 Sqft</b>
✓ Fence:	<b>Stucco wall</b>
✓ Patio:	<b>Concrete</b>
Entry Level:	<b>1</b>
✓ Laundry:	<b>Washer Hookup, Gas &amp;</b>

Listing ID: **PW25007158**

Electric Dryer Hookup, In Garage

✓ Room Type: Family Room, Living Room, Kitchen, Main Floor Bedroom, Atrium, Main Floor Primary Bedroom, Primary Suite

✓ Flooring: Carpet, Tile

✓ Entry Location

✓ Spa Construction: Community, Association

✓ Foundation Details: Slab

✓ Interior Features: Ceiling Fan(s), Beamed Ceilings

Main Level Bathrooms: **2**

Main Level Bedrooms: **3**

✓ Heating System: Central

✓ Cooling System: Central Air

✓ Water Source: Public

✓ Sewer: Public Sewer

✓ Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Electric Range

✓ Accessibility Features: 2+ Access Exits, No Interior Steps

MLS [Addon](#)

Association Fee Frequency: **Monthly**

Parcel Number: **35602201**

Lot Size Square Feet: **13,500 Sqft**

TaxAnnualAmount: **\$0**

TaxYear: **0**

Association Fee: **\$179**

✓ RoomBathroomFeatures: [Shower, Shower In Tub](#)

Garage Spaces: **2**

High School: **Canyon**

High School 2: **Canyon2**

Middle Or Junior School: **El Rancho**

Elementary School: **Canyon Rim**

High School District: **American Union**

Levels: **One**

✓ EatingArea: [Dining Room, Breakfast Nook](#)

Taxes: **\$0**

Guest House SqFt: **0 Sqft**

Approx Lot SqFt: **0 Sqft**

✓ Special Listing Conditions: [Standard](#)

### Agent [Info](#)



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