

# Residential For Sale

2,582 Sqft - 1041 Falling Leaf Circle, Anaheim Hills, California, 92807



## Basic Details

Status:	Active
Listing Type:	For Sale
Property Type:	Residential
Property SubType:	Single Family Residence
Price:	\$1,695,000
Price Per Square Foot:	\$656
Square Footage:	2,582 Sqft
Lot Area:	0.18 Sqft
Year Built:	1976
View:	Mountain(s)
Bedrooms:	5
Bathrooms:	3
Bathrooms (Full):	2
Bathrooms (1/2):	1
Country:	US
State:	California
County:	Orange
City:	Anaheim Hills
Zipcode:	92807

## Features

✓ View:	City Lights, Canyon
Association:	1
Senior Community:	0
✓ Common Walls:	No Common Walls
Stories:	2
✓ Community Features:	Sidewalks, Hiking, Storm Drains
✓ Pool:	Fenced, Heated, Filtered, Permits, In ground, Private, Black bottom, Gas Heat, Salt Water
✓ Amenities:	Pool, Spa/hot Tub, Barbecue, Outdoor Cooking Area, Fire Pit
AttachedGarage :	1
✓ Parking:	3.00
✓ Parking:	Driveway, Direct Garage Access, Concrete
✓ Fireplace:	Fire pit, Gas, Living room
✓ Lot Features:	Front Yard, Cul-de-sac, Park Nearby, Sprinkler System, Lot 6500-9999, Level With Street, Level,

Listing ID:	PW25132039	Sprinklers On Side, Lawn, Corner Lot, Garden, Sprinklers In Rear, Sprinklers In Front, Patio Home
✓	Inclusions:	All Fixtures
Entry Level:		1
✓	Laundry:	Gas Dryer Hookup, Individual Room, Inside, Washer Hookup, Gas & Electric Dryer Hookup, Dryer Included, Washer Included, Laundry Chute
✓	Room Type:	Family Room, Formal Entry, Living Room, Separate Family Room, Walk-in Closet, Kitchen, Laundry, All Bedrooms Up, Great Room, Entry, Media Room, Dressing Area, Foyer
✓	Roofing:	Tile
✓	Entry Location:	Main Entry
✓	Property Condition:	Turnkey
✓	Interior Features:	Built-in Features, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Granite Counters, Block Walls, Pull Down Stairs To Attic, Quartz Counters
Main Level Bathrooms:		1
✓	Heating System:	Central, natural gas
✓	Cooling System:	High efficiency, Central Air
✓	Water Source:	Public
✓	Sewer:	Public Sewer
✓	Appliances:	Dishwasher, Disposal, Built-in Range, Gas Range, Gas Water Heater, Refrigerator, Self Cleaning Oven, Convection Oven, Water Line To Refrigerator, Water Softener, Freezer,

## MLS [Addon](#)

Association Fee  
Frequency: **Monthly**

Parcel Number: **36802207**

Lot Size Square  
Feet: **8,050 Sqft**

TaxAnnualAmou  
nt: **\$0**

Association Fee: **\$192**

✓ RoomKitchenFeatu  
res: [Kitchen Open To Family  
Room, Butler's Pantry,  
Built-in Trash/recycling](#)

Garage Spaces: **3**

High School: **Canyon**

High School 2: **Canyon2**

Middle Or Junior  
School: **El Rancho**

Elementary  
School: **Crescent**

High School  
District: **Orange Unified**

Levels: **Two**

Taxes: **\$0**

Guest House  
SqFt: **0 Sqft**

Approx Lot SqFt: **0 Sqft**

✓ Special Listing  
Conditions: [Standard](#)

## Agent [Info](#)



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