

# **\$1,349,888 - 840 Cottontail Lane, Anaheim Hills**

MLS® #OC23069598

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**\$1,349,888**

4 Bedroom, 3.00 Bathroom, 2,360 sqft

Residential on 0 Acres

Canyon Ridge Estates (CYRE), Anaheim Hills,

This exceptional 4 bedroom, 3 bath, 3 car garage home is located in one of Anaheim Hills' most sought after neighborhoods. The home has tremendous curb appeal and has been meticulously kept up over the years. The pride of ownership certainly shines through as you walk up through the charming front porch and enter through the double doors. Once inside youâ€™re greeted with high ceilings, tons of natural light, a wonderful stair case with brand new carpet, and a large dining and living room perfect for entertaining guests. As you make your way further into the house youâ€™ll see the beautiful hard wood floors in the kitchen and family room. The kitchen has plenty of storage, double oven, a breakfast nook, peninsula with bar stools and is open to the family room which is perfect for spending quality time together. Also located downstairs is a bedroom and full bathroom, which is perfect for any stage of life your family is in. Upstairs youâ€™ll find the three remaining spacious bedrooms including the gorgeous master retreat. The three car garage is very clean and has plenty of room for extra storage.

The backyard has a newly built insulated patio cover that will last for years, equipped with two ceiling fans, canned lighting, and roll up sun shades perfect for keeping your guests cool in the summer and dry in the winter. The home is surrounded by beautiful landscaping from the front to back. The A/C, Furnace, water heater, water softener are all fairly new and included in the sale is the washer/dryer and



refrigerator which were all purchased approximately a year ago. Award winning schools, close to wonderful restaurants, shopping and freeways. Hurry to see the home for yourself before itâ€™s too late!

Built in 1993

**Additional Information**

City	Anaheim Hills
County	Orange
Zip	92808
MLS® #	OC23069598
Bedrooms	4
Bathrooms	3
Square Ft	2,360
Lot Size	0.24
Neighborhood	Canyon Ridge Estates (CYRE)
Levels	Two
Garages	3
School District	Orange Unified
HOA Dues	\$85
HOA Dues Freq.	Monthly

**Listing Details**

Listing Agent	Brian Kidd
Provided By:	Canyon Realty

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