

# **\$900,000 - 132 S. Calle Da Gama, Anaheim Hills**

MLS® #OC22228996

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## **\$900,000**

3 Bedroom, 2.00 Bathroom, 1,400 sqft  
Residential on 0 Acres

N/A, Anaheim Hills, CA

Tax records show this home as a 3BR/2BA home but the third bedroom is currently being used as a dining room. All it needs to be a legal bedroom is one wall to be re-installed. There is a closet cut-out that is a dry bar. It has a pass-through to the garage and a second door and an exterior window, HVAC vent and is a good-sized room. A closet is not a requirement to be a bedroom because one can just place an armoire, according to REALTOR.com, however it would be simple to replace the closet at the cut-out. Single-story home close to shopping, restaurants and the 91 freeway (which leads to the 55, 57, the 241 tollroad and I-5 freeways and is on the way to Vegas! In addition to the 1,400 sq. ft. originally built, this home features an Arizona Room enclosing the patio for extra-purpose possibilities: playroom, office, media or bonus room. This home features crown molding and hardwood maple flooring. A covered patio off the master bedroom is sheltered from the afternoon sun and the owner has vegetable gardens and citrus trees surrounding the home. The range in the kitchen is electric but there is a gas stub behind it. Dishwasher is about six months old. Roof replaced and the house re-piped about fifteen years ago. Garage has lots of storage, including a safe. Newer windows with attractive blinds. Sliders are newer. Refrigerator is about two years old. Cozy wood-burning fireplace in living room. Walk-in closet in Master Suite. Updated guest bath. All three public schools are California



Distinguished Schools and are within walking distance!

Built in 1973

**Additional Information**

City	Anaheim Hills
County	Orange
Zip	92807
MLS® #	OC22228996
Bedrooms	3
Bathrooms	2
Square Ft	1,400
Lot Size	0.14
Neighborhood	OC - ANAHEIM (92807)
Garages	2

**Listing Details**

Provided By: HomeSmart, Evergreen Realty

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