



6014 E Hillcrest Cir Anaheim Hills, CA 92807

\$750,000

Listed at Price

5

Beds

4

Baths

2,540 Sq. Ft.

\$295 / Sq. Ft.

Redfin Estimate: \$752,838 On Redfin: 43 days

Status: Pending Sale



Street View

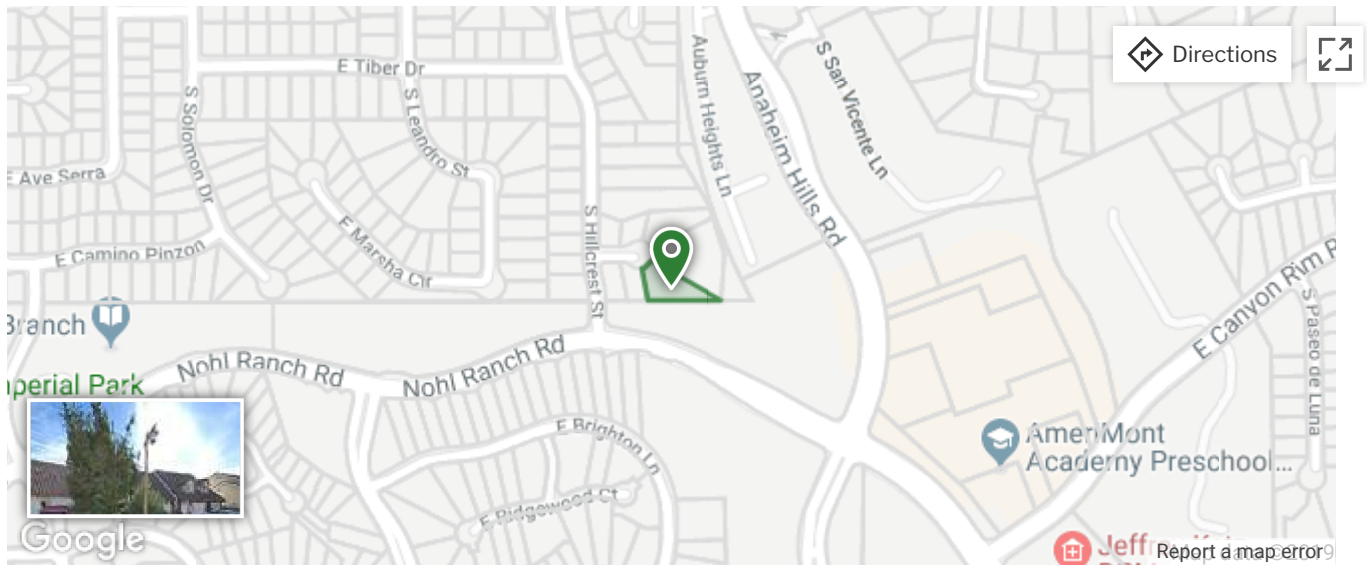
Sale Pending

The seller has accepted an offer, and the property is now pending or under contract.

INVESTOR'S DREAM! Diamond in the rough POOL and View home. First time on market in 30 years. In its original condition, this home is perfect to rehab and make your own, or turn into long term rental! Great location in Anaheim Hills with very high UP potential once remodeled .

[Continue reading](#) ▾

| | |
|---------------|--|
| Baths | 4 full |
| Property Type | Single Family Residence |
| View | Canyon, Hills, Neighborhood, Trees/Woods |
| Community | 77 - Anaheim Hills |
| County | <u>Orange</u> |
| MLS# | PW19159486 |
| Built | 1973 |
| Lot Size | 0.5 acres |



-- min · [Add a Commute](#)

Listed by Pari Kazerooni · BRE #01039632 · Green Life Real Estate

Redfin last checked: [9 minutes ago](#) | Last updated Aug 18, 2019 · Source: CRMLS

\$3,640 per month

30 Year Fixed, 3.690% Interest ⓘ

[Customize calculations](#)

- Principal and Interest \$2,
- Property Taxes \$
- Homeowners' Insurance \$

Home Price

\$750,000



Down Payment

\$150,000

20%



Today's rates for this home **30 Year Fixed, 740+ Credit Score** ^

Searching for mortgage offers.

[View all rates](#)

Ads

Nearby Similar Homes

Property Details for 6014 East Hillcrest Cir

Interior Features

Laundry Information

- Has Laundry
- Gas Dryer Hookup, In Garage, Washer Hookup

Kitchen Information

- Formal Dining Room
- Kitchen Open to Family Room

Bathroom Information

- # of Baths (Full): 4
- Bathtub

Cooling Information

- Central
- Has Cooling

Room Information

- Family Room, Jack & Jill, Kitchen, Living Room, Main Floor Bedroom, Master Bathroom, Master Bedroom, Separate Family Room

Fireplace Information

- Living Room
- Has Fireplace

Flooring Information

- Carpet, Tile

Heating Information

- Central Furnace
- Has Heating

Interior Features

- Double Door Entry
- Balcony, Cathedral-Vaulted Ceilings, High Ceilings (9 Feet+), Open Floor Plan
- Levels: Two
- Main Level Bathrooms: 1
- Main Level Bedrooms: 1
- Security Features: Smoke Detector
- Spa Features: Private, In Ground
- Has Spa

Parking / Garage, Exterior Features, Utilities, Taxes / Assessments**Parking / Garage Information**

- Attached Garage
- # of Garage Spaces: 3
- Direct Garage Access
- Has Parking
- # of Parking Spaces: 3

Exterior Features

- Pool Features: Private, In Ground
- Has Pool

Utilities Information

- Sewer: Public Sewer
- Electricity Available, Electricity Connected, Natural Gas Available, Water Available, Water Connected
- Water Source: District/Public

Assesments Information

- Assessments: Unknown

School / Neighborhood

Neighborhood Information

- Suburban

School Information

- Elementary School: Anaheim Hills
- Middle Or Junior School: Cerra Villa
- High School: Canyon
- High School District: Orange Unified
- Elementary School 2: ANAHIL
- Middle Or Junior School 2: CERVIL2
- High School 2: CANYON2

Property / Lot Details

Lot Information

- Elevation Units: Feet
- Lot Size Source: Assessor's Data
- Lot Features: 0-1 Unit/Acre, Cul-De-Sac, Garden, Lot 20000-39999 Sqft

- Lot Dimensions Source: Assessor

Property Information

- Total # of Units: 1
- Accessibility Features: 2+ Access Exits, 32 inch or more wide doors
- Common Walls: No Common Walls
- Parcel Number: 36312130
- Property Condition: Fixer, Repairs Cosmetic
- Total # of Stories: 2
- Has View
- Year Built Source: Assessor

Location Details

Location Information

- Other Subdivision Name: Woodcrest Estates I (WDC1)
- Directions: Nohl Ranch Rd & Hillcrest
- Subdivision Name: Woodcrest Estates I (WDC1)

Details provided by CRMLS and may not match the public record. [Learn more.](#)

Property History for 6014 East Hillcrest Cir

| Date | Event & Source | Price |
|--------------|------------------------|-----------|
| Aug 18, 2019 | Pending (Pending Sale) | — |
| Aug 16, 2019 | Price Changed | \$750,000 |
| Aug 9, 2019 | Price Changed | \$850,000 |

[See all property history](#) ▼

Schools

Serving This Home Elementary Middle High

| School Name | Distance |
|-------------|----------|
|-------------|----------|

School Name

Distance

Imperial Elementary School
Public • K to 6 • Serves this home

GreatSchools Rating: 8/10

0.6 mi

Parent Rating: ★★★★★

[See homes this school serves](#)

El Rancho Charter School
Charter • 7 to 8 • Serves this home

GreatSchools Rating: 9/10

1.1 mi

Parent Rating: ★★★☆☆

[See homes this school serves](#)

Canyon High School
Public • 9 to 12 • Serves this home

GreatSchools Rating: 9/10

0.6 mi

Parent Rating: ★★★★★

[See homes this school serves](#)

School data provided by [GreatSchools](#). School service boundaries are intended to be used as reference only. To verify enrollment eligibility for a property, contact the school directly.

Redfin Tour Insights for 6014 E Hillcrest Cir



Heavy Touring



Open Floorplan



Lots of Light



Needs Work



Killer Views



Big Backyard



Must See



Street Noise

True fixer with loads of potential. Great area, location and lot.

Was this helpful? [Yes](#) - [No](#)


Redfin Associate Agent Vicki Kaiser
saw this home 2 weeks ago


Investor dream. Complete rehab needed but in a very nice area with many comps to support a high value once remodeled

Was this helpful? [Yes](#) - [No](#)

Redfin Agent Brandy Doucette
saw this home 1 month ago

Activity for 6014 E Hillcrest Cir


3487
Views


73
Favorites


41
X-Outs


2
Redfin Tours

Public Facts for 6014 East Hillcrest Cir

Taxable Value

Tax Record

| | | | |
|-----------|-----------|------|---------|
| Land | \$328,492 | 2018 | \$6,290 |
| Additions | \$232,256 | | |
| Total | \$560,748 | | |

Home Facts

| | |
|--------------------|-----------------------|
| Beds | |
| Baths | |
| Finished Sq. Ft. | 2,100 |
| Unfinished Sq. Ft. | |
| Total Sq. Ft. | 2,100 |
| Stories | |
| Lot Size | 0.50 Ac |
| Style | Single Family Resider |
| Year Built | 1980 |
| Year Renovated | 1980 |
| County | Orange Cou |
| APN | 363120000 |

Home facts updated by county records on Aug 19, 2019.

Redfin Estimate for 6014 E Hillcrest Cir

\$752,838

+\$2,838 over list price of \$750K

Redfin Estimate based on recent home sales. [View estimate history.](#)

SOLD JUL 24, 2019



SOLD MAR 13, 2019



\$905,000
111 S Bayberry Ct
Anaheim Hills, CA 92807

4 **3** **2,718**
Beds Baths Sq. Ft.

\$790,000
160 S Summertree Rd
Anaheim Hills, CA 92807

4 **2** **2,050**
Beds Baths Sq. Ft.
Century 21 Discovery

Track this home's value and get nearby sales activity [Claim This Home](#)

Rental Estimate for 6014 E Hillcrest Cir

Our gears are turning, but we don't have enough information about your home to generate an accurate estimate at this time. Learn more about the [Rental Estimate](#).

\$—

Market trends for Anaheim Hills

Single family home, 4+ beds

\$3,500 / mo
Median rent

-22.22%
Since Aug 2018

Rental estimate based on recent rentals.

Neighborhood Info for 6014 E Hillcrest Cir

[California](#) > [Anaheim](#) > [92807](#)

Transportation in 92807

40 /100

Car-Dependent

12 /100

Minimal Transit

25 /100

Somewhat Bikeable

This area is **car dependent** — most errands require a car. **Transit is barely an option**, and almost all errands require a car. There is a **minimal amount of infrastructure for biking**.

92807 Real Estate Sales (Last 30 days)



| | | | |
|---------------------|------------------|-------------------|--------------|
| Median List Price | \$789,450 | Avg. # Offers | 1.0 |
| Median \$ / Sq. Ft. | \$363 | Avg. Down Payment | 20.0% |
| Median Sale / List | 99% | # Sold Homes | 46 |

What It Takes to Win an Offer near 92807

~\$800K Offer

12 Weeks Ago

4 Beds, 3 Baths, ~2,250 Sq. Ft. House

Winning Offer

| | | | |
|-----------------|----------------|------------------|--------------|
| 0% | 5 | 7 | ~20% |
| Over List Price | Days on Market | Competing Offers | Down Payment |

Multiple Offers. Buyers were prepared to reduce other terms. Well prepared with lender DU letter, strong proof of funds, and "About Us" letter to sellers.

[Mary Ann Lawson](#)
Redfin Agent

~\$800K Offer

13 Weeks Ago

4 Beds, 3 Baths, ~2,250 Sq. Ft. House

Offer Not Accepted — Sold for \$800K

| | | | |
|-----------------|----------------|------------------|--------------|
| 0% | 5 | — | <10% |
| Over List Price | Days on Market | Competing Offers | Down Payment |

[Mary Ann Lawson](#)
Redfin Agent

~\$950K Offer

14 Weeks Ago

4 Beds, 3 Baths, ~3,000 Sq. Ft. House

Winning Offer

5% Under List Price 64 Days on Market — Competing Offers ~10% Down Payment

[Joseph Chow](#)
Redfin Agent

~\$700K Offer 20 Weeks Ago

3 Beds, 2.5 Baths, ~2,000 Sq. Ft. House

Offer Not Accepted — Sold for \$750K

0% Over List Price 7 Days on Market 3 Competing Offers <10% Down Payment

Offer declined due to multiple offers. Seller accepted all cash offer with 15 days COE.

[Mary Ann Lawson](#)
Redfin Agent

~\$700K Offer 22 Weeks Ago

3 Beds, 1.75 Baths, ~1,500 Sq. Ft. House

Winning Offer

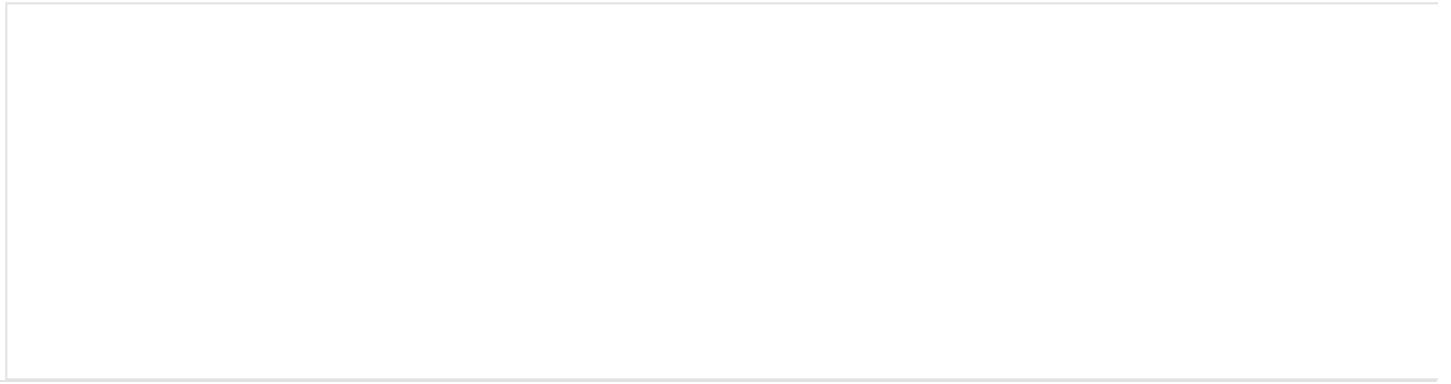
2% Over List Price 15 Days on Market — Competing Offers ~20% Down Payment

[Steve Polito](#)
Redfin Agent

Median Real Estate Values

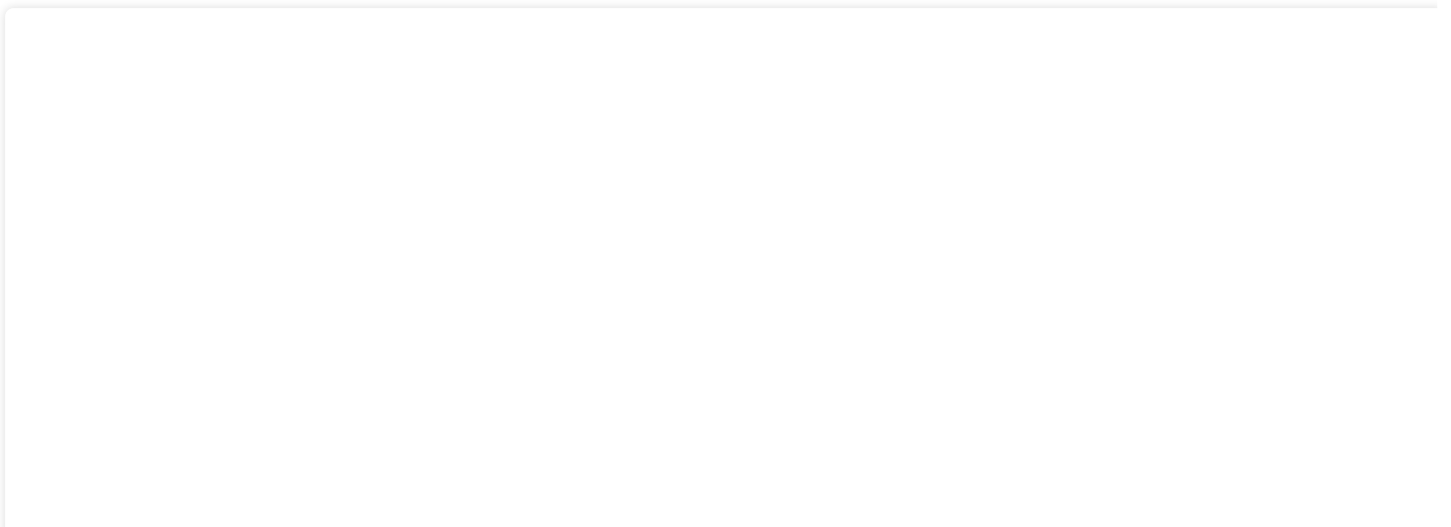
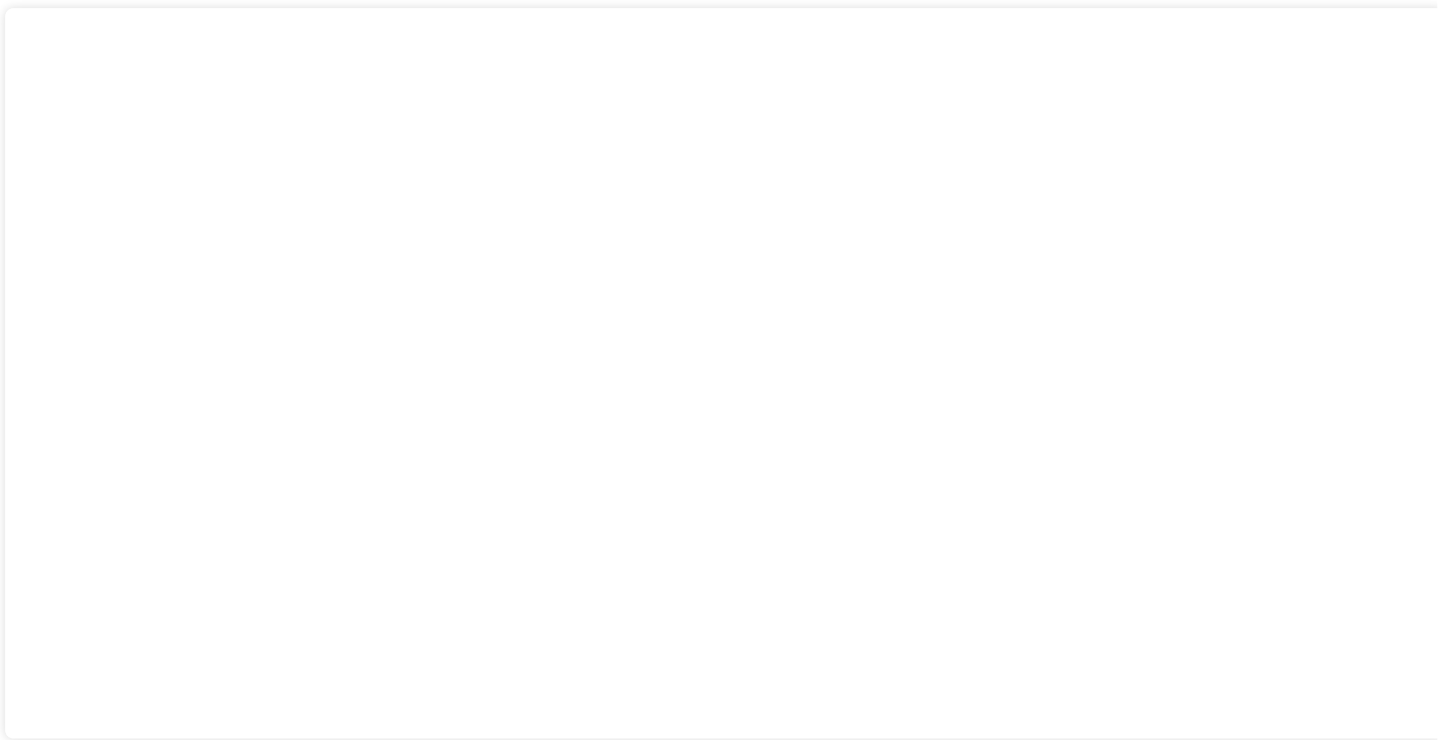
| Location | List Price | \$ / Sq. Ft. | Sale / List |
|-------------------------------|------------|--------------|-------------|
| Anaheim Hills | \$750,000 | \$371 | 99.2% |
| 92807 | \$754,000 | \$367 | 99.2% |
| Anaheim | \$630,000 | \$372 | 99.2% |
| Orange County | \$810,000 | \$432 | 98.6% |

\$/Sq. Ft. Houses in 92807



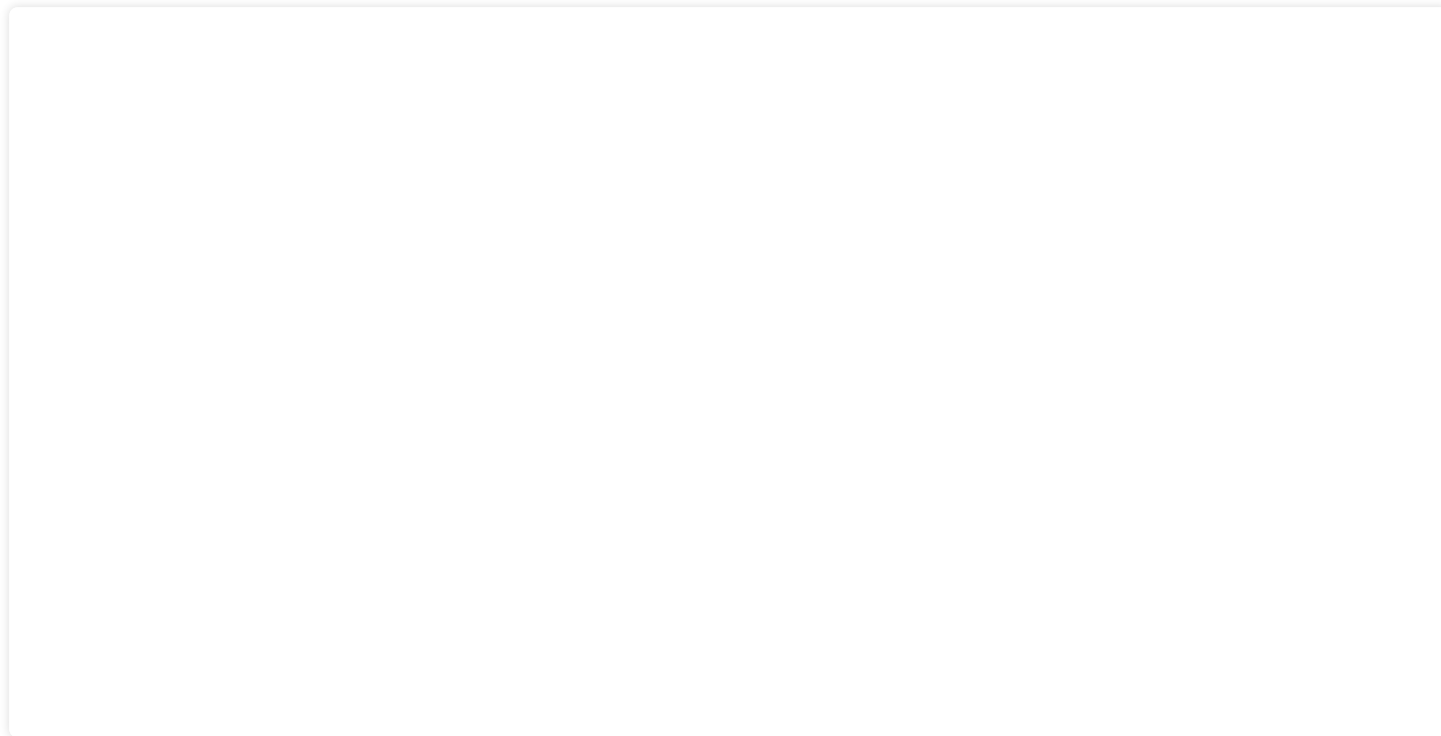
Nearby Similar Homes

Homes similar to 6014 E Hillcrest Cir are listed between \$465K to \$1,990K at an average of \$390 per square foot.



ACCEPTING BACKUP OFFERS

LISTED BY REDFIN



Nearby Recently Sold Homes

Nearby homes similar to 6014 E Hillcrest Cir have recently sold between \$688K to \$1,200K at an average of \$340 per square foot

SOLD APR 26, 2019

SOLD AUG 8, 2019

SOLD MAR 5, 2019

SOLD MAY 1, 2019

SOLD MAY 3, 2019

SOLD AUG 12, 2019

More Real Estate Resources

New Listings in 92807

[227 N Sweetwater St](#)

[829 S Amber Ln](#)

[6521 E Paseo Goya](#)

[6122 E Morningview Dr #34](#)

[5552 E Vista Del Este](#)

[552 S Circulo Lazo](#)

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6014 E Hillcrest Cir is a house in Anaheim Hills, CA 92807. This 2,540 square foot house sits on a 0.5 acre lot and features 5 bedrooms and 4 bathrooms. This house has been listed on Redfin since July 09, 2019 and is currently priced at \$750,000. The price of 6014 E Hillcrest Cir has decreased \$265,000 during that time. This property was built in 1973. Based on Redfin's Anaheim Hills data, we estimate the home's value is \$752,838, which is 0.4% more than its current list price. Comparable nearby homes include [111 S Bayberry Ct](#), [160 S Summertree Rd](#), and [621 S Covered Wagon Trl](#). Nearby schools include Hephatha Lutheran School, Canyon High School and Imperial Elementary School. The closest grocery stores are Mother's Market & Kitchen, Vons and Wholesome Choice. Nearby coffee shops include Starbucks, Starbucks and Starbucks. Nearby restaurants include Suthathip Thai Restaurant, Anatolian Fresh Mediterranean Grill and Subway. 6014 E Hillcrest Cir is near Imperial Park, Oak Park and Eucalyptus Park. This address can also be written as 6014 East Hillcrest Circle, Anaheim Hills, California 92807.

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GreatSchools Ratings provided by [GreatSchools.org](https://www.greatschools.org).