

# 5495 BLUEBROOK LANE

YORBA LINDA, CA 92626 | MLS #: PW16154258

**\$795,500** | 3 BEDS | 2 BATHROOMS | 3 CAR PARKING | 2007 SQUARE FEET



View Online: <http://www.5495BluebrookLane.com>

For Instant Photos: Text 431821 To 415-877-1411

Exceptional turnkey, single-level, Belcanto "Aria model" home in Bryant Ranch.

Sitting on an approximately 7500 square foot lot, this cul-de-sac home has wonderful curb appeal, and was professionally landscaped, front and back, with drought-tolerance in-mind by JR Haxton Construction. The back yard features plenty of room for entertaining & enjoying the Southern California sun with a sitting area & fire ring, a large patio and beautiful, newly-built solid patio cover. Inside you will find an open concept floor plan with vaulted ceilings and a very natural flow from one space to the next. Upgrades include: New plumbing throughout the home with new water heater, and softener; New Simonton Low-E windows and doors; Bright, spacious kitchen with granite counters, farmhouse sink & rubbed bronze fixtures, new, stainless appliances, walk-in pantry, porcelain "wood-style" plank flooring, and lots of cabinets for storage. Family room is open to the kitchen and has a fireplace. Master bedroom has vaulted ceilings; en suite bath, with double sink vanity, deep tub, separate shower, rubbed bronze fixtures; and three closets (two of which are walk-ins). Fresh interior & exterior paint; Slate-like porcelain tile in living room, hallways, guest bathroom, master bedroom & bath. So much more. Bryant Elementary, Travis Ranch Middle School, Yorba Linda High School. Walking distance to park & bike paths..

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- Turnkey Yorba Linda Single-Level Cul-De-Sac Home in Bryant Ranch
- Granite Kitchen Remodeled in 2015
- Simonton Low-E, Dual-Paned Windows and Doors added in 2015
- Beautiful, Custom-Built, Solid Patio Cover for Outdoor Living added in 2015
- Professionally Landscaped in 2015 with Drought-Tolerant / Low Maintenance Plantings
- Completely Re-plumbed in 2015 & Added Large-Capacity Water Heater
- Great Yorba Linda Schools (Bryant Elementary, Travis Middle, Yorba Linda High)
- Walking Distance to Park & Jogging / Cycling Trails



## AGENT INFORMATION



### Clark Keppel

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### Partner's Real Estate Group

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Disclaimer: All information deemed reliable but not guaranteed.