

reframe

Offer Tips for 904 S Ridgecrest Cir, Anaheim, CA 92807

- Initial Deposit to be 3%
- Investigation Contingency to be 10 days or less - the shorter the better
- Appraisal Contingency to be 10 days or less, if any
- Loan Contingency to be 10 days or less, if any
- Seller is Omeed Ahadiat
- Listing Agent is Kina De Santis - 02100629
 - Brokerage: Reframe - 02014153
- Escrow to be Vanguard Escrow - Lennette Nelson
- Title to be Chicago Title - Brandon Bianchi and Kevin McKee.

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Comparables

904 S Ridgecrest Cir, Anaheim, CA 92807

- BED / BATH: 3/2
 - SQFT(src): 1,766
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- 900 S Ridgecrest, Anaheim Hills, CA 92807 - PW26041850
LIST/CLOSE: 969,999/952,500
BED / BATH: 3/2.5
SQFT(src): 1,652
ON MARKET DATE: 02/26/26 - 06/30/26
CLOSE DATE: 06/30/26
DoM: 124 days
- 6923 E Shorecrest Drive, Anaheim Hills, CA 92807 - PW26169801
LIST/CLOSE: 1,122,000/1,122,000
BED / BATH: 3/2.5
SQFT(src): 1,652
ON MARKET DATE: 08/05/26 - 09/09/26
CLOSE DATE: 09/09/26
DoM: 35 days
- 949 S Ridgecrest Circle, Anaheim Hills, CA 92807 - PW25186897
LIST/CLOSE: 1,039,500/995,000
BED / BATH: 4/2.5
SQFT(src): 1,887
ON MARKET DATE: 08/27/25
CLOSE DATE: 12/22/25
DoM: 117 days
- 953 S Ridgecrest Circle, Anaheim, CA 92807 - 25603573
LIST/CLOSE: 1,020,000/1,010,000
BED / BATH: 3/2,0,0,0

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SQFT(src): 1,766

ON MARKET DATE: 10/08/25

CLOSE DATE: 02/25/26

DoM: 140 days

- 7012 E Viewpoint Lane, Anaheim Hills, CA 92807 - PW25143343

LIST/CLOSE: 1,199,900/1,145,000

BED / BATH: 3/2.5

SQFT(src): 1,729

ON MARKET DATE: 06/26/25

CLOSE DATE: 11/05/25

DoM: 132 days

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Upgrades

904 S Ridgecrest Cir, Anaheim, CA 92807

Primary Bathroom

- Flooring updated after purchase
- Bathroom was remodeled before the sellers' purchase

Kitchen

- New appliances

Family Room

- Added multiple recessed lights

Primary Bedroom

- Added multiple recessed lights

Property Highlights

- Very bright and open floor plan
- Excellent views
- Located in a very safe community

Community Highlights

- Friendly neighbors
- Safe and peaceful area
- Beautiful walking trails