

# 18293 Matilija Way

CHINO HILLS, CA 91709



PRICE  
**\$1,652,342**

PLAN  
Plan 6

LOCATION  
Sycamore at Shady View

FEATURES  
🛏 5 Bedrooms  
🚿 5 Ba, 1 Half Ba  
📏 3,923 Sq. Ft.  
🚗 3 Car Garage

As the largest floor plan within Sycamore at Shady View, this expansive 3,923 sq. ft. residence offers generous space designed for comfort, flexibility, and modern family living. The inviting entryway opens to a beautifully appointed kitchen with a large island and walk-in pantry that seamlessly connects to the great room, dining area, and covered California Room—perfect for indoor-outdoor entertaining. A private patio extends the living space even further, ideal for relaxing or hosting gatherings. Upstairs, the luxurious primary suite features a spa-inspired bath and a spacious walk-in closet, accompanied by three additional bedrooms—each with its own en-suite bath—and an oversized loft that can serve as a game room, craft area, or home gym. A convenient downstairs bedroom suite accommodates guests or multigenerational living, while a versatile flex room off the dining area offers endless possibilities for a home office, reading nook, or meditation space. Key Features: Expansive 3,923 sq. ft. floor plan—the largest at Sycamore at Shady View Gourmet kitchen with large island and walk-in pantry Open-concept great room, dining area, and covered California Room Private patio for outdoor living and entertaining Luxurious primary suite with spa-inspired bath and walk-in closet Three secondary bedrooms with en-suite baths Oversized upstairs loft for flexible living options Downstairs bedroom suite ideal for guests or multigenerational living Additional flex room off the dining area for an office, studio, or relaxation space



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## SYCAMORE AT SHADY VIEW

### RESIDENCE 6 - ELEVATION E

5 Bedrooms • 5.5 Baths • Flex Room • Loft • California Room • 2-Car Garage with Tandem Garage  
Approx. 3,923 Finished Sq. Ft.



FIRST FLOOR - ELEVATION E



SECOND FLOOR - ELEVATION E

Preliminary and subject to change. 909-570-8617 | ShadyViewSales@TrumarkHomes.com | 18189 Via La Cresta, Chino Hills, CA 91709 | VIP-SHADYVIEW.COM

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