

From Marguerite turn north on to La Barca, then take your first right on to Cabrosa



BED / BATH: **3/2,0,0,0**  
 SQFT(src): **1,561 (A)**  
 PRICE PER SQFT: **\$819.99**  
 LOT(src): **5,250/0.1205 (A)**  
 LEVELS: **One**  
 GARAGE: **2/Attached**  
 YEAR BUILT(src): **1977 (ASR)**  
 PROP SUB TYPE: **SFR/D**  
 DAM / CDAM: **3/3**  
 SLC: **Standard**  
 PARCEL #: **83714218**  
 LISTING ID: **OC26004176**

Next OH:

[Listing has Supplements](#)

**DESCRIPTION**

Located within walking distance to beautiful Lake Mission Viejo, this stylishly updated 3-bedroom, 2-bath home offers the perfect blend of modern luxury and everyday comfort. Step inside to discover an inviting, open-concept living space featuring a cozy fireplace, a freshly painted interior and exterior, and newer vinyl flooring and windows installed just five years ago. The completely reimagined kitchen is a chef's dream, featuring GE Café Wi-Fi-enabled appliances, a 6-burner gas range with double oven, new brass hardware, soft-close drawers, a porcelain farmhouse sink, and designer Rejuvenation lighting throughout. Every detail has been thoughtfully chosen—from high-end door knobs and brass Rejuvenation vents to marble-topped vanities and Restoration Hardware mirrors in the spa-inspired bathrooms. The guest bath was fully remodeled in 2023 with a new tub, subway-tiled shower, and marble-topped vanity. Important home upgrades include a new electrical panel, HVAC, ductwork, and water heater. The finished garage features a new opener, drywall, Tesla car charger, and storage cabinets. Outside, enjoy serene living with a beautifully landscaped yard featuring olive trees, roses, and lavender, a new drip and sprinkler system with smartphone controls, and a charming upgraded patio with string lighting—perfect for relaxing or entertaining. From top to bottom, this home has been lovingly upgraded with timeless taste and quality craftsmanship—all just moments from parks, dining, and top-rated Saddleback Valley Unified schools. Ownership also includes coveted membership access to Lake Mission Viejo for boating, swimming, concerts, and lakeside activities. A rare blend of style, function, and community—this home embodies the best of Mission Viejo living.

EXCLUSIONS:

INCLUSIONS: washer, dryer, refrigerator, Telsa car charger

AREA: **MN - Mission Viejo North**  
 SUBDIVISION: **Montiel**  
 (MO)/Montiel (MO)  
 COUNTY: **Orange**  
 SENIOR COMMUNITY?: **No**  
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$1,250,000**  
 BASEMENT SQFT:  
 COMMON WALLS: **No Common Walls**  
 PARKING: **Direct Garage Access, Driveway, Concrete, Electric Vehicle Charging Station(s), Garage, Garage Faces Front, Garage - Two Door**  
 HORSE:  
 PROBATE AUTHORITY:

SELLER WILL CONSIDER CONCESSIONS IN OFFER:  
 ROOM TYPE: **All Bedrooms Down, Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom, Walk-In Closet**  
 EATING AREA: **Breakfast Counter / Bar, Dining Room**

COOLING: **Central Air, Electric, ENERGY STAR Qualified Equipment**  
 HEATING: **Central, Fireplace(s), Forced Air, Natural Gas**  
 VIEW: **Park/Greenbelt**  
 WATERFRONT: **Lake Privileges**  
 LAUNDRY: **Dryer Included, Individual Room, Washer Included**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **Planned Development**

**INTERIOR**

INTERIOR: **Granite Counters, Open Floorplan, Recessed Lighting, Unfurnished**  
 MAIN LEVEL BEDROOMS: **3**  
 MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY: **Doors - Swing In**  
 APPLIANCES: **6 Burner Stove, Dishwasher, Double Oven, ENERGY STAR Qualified Appliances, Disposal, Gas Cooktop, Microwave, Refrigerator, Tankless Water Heater**  
 KITCHEN FEATURES: **Granite Counters, Self-closing drawers**  
 BATHROOM FEATURES: **Low Flow Toilet(s), Shower, Shower in Tub, Double Sinks in Primary Bath, Exhaust fan(s), Main Floor Full Bath, Remodeled, Stone Counters, Walk-in shower**

FLOORING: **Vinyl**  
 ENTRY LOC/ENTRY LVL: **ground level/1**  
 FIREPLACE: **Family Room**

**EXTERIOR**

EXTERIOR: **Rain Gutters**  
 FENCING: **Block**  
 DIRECTION FACES:

SECURITY: **Carbon Monoxide Detector(s), Smoke Detector(s)**  
 SEWER: **Public Sewer**

LOT: **Back Yard, Front Yard, Greenbelt, Landscaped, Lawn, Level with Street, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Yard**  
 POOL: **None**

PATIO/PORCH: **Concrete**  
 SPA: **None**

**BUILDING**

BUILDER NAME:  
 MAKE:  
 BUILD MODEL:  
 TAX MODEL:

ARCH STYLE: **Contemporary**  
 DOOR: **ENERGY STAR Qualified Doors, Sliding Doors**  
 WINDOW: **Double Pane Windows, Roller Shields**

ROOF: **Composition**  
 FOUNDATION DTLS: **Slab**  
 PROP COND: **Turnkey**

CONSTR MTLs: **Stucco**  
 OTHER STRUCT:  
 NEW CONSTRUCTION YN: **No**

**GARAGE AND PARKING**

ATTACHED GARAGE?: **Attached**  
 UNCOVERED SPACES: **2**

PARKING TOTAL: **4**  
 # REMOTES: **2**

GARAGE SPACES: **2**  
 RV PARK DIM:

CARPORT SPACES:

**GREEN**GREEN ENERGY GEN:  
WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

**POWER PRODUCTION**POWER PRODUCTION: **No**GREEN VERIFICATION: **No****COMMUNITY**HOA FEE: **\$63/Monthly**  
HOA FEE 2: **\$29/Monthly**  
HOA FEE 3:  
COMMUNITY: **Curbs, Hiking , Gutters,  
Lake, Park, Sidewalks, Street Lights,  
Suburban**HOA NAME: **Mission Viejo  
Environmental Association**  
HOA NAME 2: **Lake Mission  
Viejo Association**  
HOA NAME 3:  
HOA AMENITIES: **Fire Pit,  
Barbecue, Picnic Area,  
Playground, Clubhouse**HOA PHONE: **800-400-2284**  
HOA PHONE 2: **949-770-1313**  
HOA PHONE 3:# OF UNITS: **1**  
# UNITS IN COMMUNITY:  
STORIES TOTAL: **1**HOA MANAGEMENT NAME: **Action Property Management**  
HOA MANAGEMENT NAME 2: **Lake Mission Viejo Association**  
HOA MANAGEMENT NAME 3:**LAND**LAND LEASE?: **No**  
PARCEL #: **83714218**  
ADDITIONAL APN(S): **No**LAND LEASE AMOUNT:  
LAND LEASE AMT FREQ:  
LAND LEASE PURCH?:  
LAND LEASE RENEW:UTILITIES: **Cable Available,  
Electricity Connected, Natural  
Gas Connected, Phone  
Available, Sewer Connected,  
Water Connected**  
ELECTRIC: **220 Volts in  
Garage, Electricity - On  
Property**  
WATER SOURCE: **Public**  
LOT SIZE DIM:  
ASSESSMENTS: **None**TAX LOT: **46**  
TAX BLOCK:  
TAX TRACT #: **9562**  
ZONING:  
TAX OTHER ASSESSMENT: **\$0**  
TAX OTHER ASSESS SOURCE: **Owner****SCHOOL**HIGH SCHOOL DISTRICT: **Saddleback  
Valley Unified**  
HIGH SCH DIST SOURCE: **Public Records**ELEMENTARY: **Del Lago**  
ELEM SOURCE: **Public Records**  
ELEMENTARY OTHER:MIDDLE/JR HIGH: **Los Alisos**  
MIDDLE/JR SOURCE: **Public Records**  
MIDDLE/JR HIGH OTHER:HIGH SCHOOL: **Trabuco Hills**  
HIGH SOURCE: **Public Records**  
HIGH SCHOOL OTHER: **Mission Viejo****LISTING**BAC:  
BAC RMRKS:  
DUAL/VARI COMP?: **No**  
LEASE CONSIDERED?: **No**  
CURRENT FINANCING:  
POSSESSION: **Close Of Escrow**  
SIGN ON PROPERTY?: **Yes**  
CONTINGENCY LIST: **Standard Contract  
Contingencies**  
CONTINGENCY:TERMS: **Submit**  
LIST AGRMT: **Exclusive Right To Sell**  
LIST SERVICE: **Full Service**  
AD NUMBER:  
DISCLOSURES: **Homeowners Association**  
INTERNET, AVM?/COMM?: **Yes/Yes**  
INTERNET?/ADDRESS?: **Yes/Yes**  
NEIGHBORHOOD MARKET REPORT YN?: **Yes**LIST CONTRACT DATE: **01/13/26**  
START SHOWING DATE: **01/15/26**  
ON MARKET DATE: **01/15/26**  
PRICE CHG TIMESTAMP:  
STATUS CHG TIMESTAMP: **02/20/26**  
MOD TIMESTAMP: **02/20/26**  
EXPIRED DATE: **03/31/26**  
PURCH CONTRACT DATE: **01/18/26**  
CLOSE DATE: **02/18/26****PRIVATE REMARKS: Thank you for showing! Please send your complete offer package, with RPA, DU approval (unless offer is all cash), and proof of funds to Leslie@theSwanTeamOC.com. Seller's choice of all services. Information deemed reliable but not guaranteed. Buyer and Buyer's Agent to verify accuracy of information provided in this listing.****SHOWING INFORMATION**SHOW CONTACT TYPE: **Agent**  
SHOW CONTACT NAME:  
SHOW CONTACT PH:LOCK BOX LOCATION: **water pipe**  
LOCK BOX TYPE: **None, Supra**OCCUPANT TYPE: **Owner**  
OWNER'S NAME:SHOW INSTRUCTIONS: **First showings on Saturday, January 17 from 12noon - 4pm. After January 17th, please use ShowingTime to schedule showings. Please wait for showing confirmation before going to the property. Thank you!**  
DIRECTIONS: **From Marguerite turn north on to La Barca, then take your first right on to Cabrosa****AGENT / OFFICE**LA: (**OC**SWANLES) **Leslie Swan**  
CoLA:  
LO: (**JO1780**) **HomeSmart, Evergreen Realty**  
LO PHONE: **949-365-1888Ext:0**  
CoLO:  
CoLO PHONE:LA State License: **01935082**  
CoLA State License:  
LO State License: **01814504**  
LO FAX: **949-472-1211**  
CoLO State License:  
CoLO FAX:  
Offers Email: **leslie@theswanteamoc.com****CONTACT PRIORITY**1.LA TEXT: **949-444-1601**  
2.LA CELL: **949-444-1601**  
3.LA EMAIL: **leslie@theswanteamoc.com****COMPARABLE INFORMATION**CLOSE PRICE: **\$1,280,000**  
LIST PRICE: **\$1,250,000**  
LIST \$ ORIGINAL: **\$1,250,000**  
PURCH CONTRACT DATE: **01/18/26**  
COE DATE: **02/18/26**  
DAM/CDAM: **3/3**  
BUYER FINANCING: **Other**BA: (**OCHANNICO**) **Nicole Han**  
BO: **Compass**  
BA State License: **02009968**  
BO State License: **01991628**CoBA: **()**  
CoBO:  
CoBA State License:  
CoBO State License:CONCESS FINANCING COSTS \$: **\$0**  
CONCESS PROP IMPROV COSTS \$: **\$16,319**  
CONCESS BUYER BROKER FEE \$: **\$32,000**  
CONCESS CLOSING COSTS \$: **\$0**  
CONCESS OTHER COSTS \$: **\$0**  
CONCESS AMOUNT **(TOTAL)** \$: **\$48,319**  
CONCESSION CMTS: **termite repairs and property improvements**

North on Marguerite Pkwy, Left on La Barca, Left on Camargo, Left on Naranja, Right on Bacalar



BED / BATH: **4/1,1,1,0**  
 SQFT(src): **1,996 (A)**  
 PRICE PER SQFT: **\$643.79**  
 LOT(src): **5,151/0.1183 (A)**  
 LEVELS: **Two**  
 GARAGE: **2/Attached**  
 YEAR BUILT(src): **1979 (ASR)**  
 PROP SUB TYPE: **SFR/D**  
 DAM / CDAM: **63/63**  
 SLC: **Standard, Trust**  
 PARCEL #: **83720217**  
 LISTING ID: **OC25168742**

Next OH:

**DESCRIPTION**

Experience a true Mission Viejo treasure. Highly upgraded Montiel home with fully-owned solar and Lake Mission Viejo amenities. The bright and cheerful entry welcomes you to a beautiful living room highlighted by a romantic fireplace. Four spacious bedrooms and two-and-a-half baths in approximately 1996 sqft. Fabulous kitchen with granite counters, commercial grade Viking stove & refrigerator, Bosch dishwasher, and pleasant breakfast bar. The kitchen is open to a warm and inviting family room. Sunny dining room includes a built-in Sub-Zero wine captain with dual temperature control for reds and whites, Classy bamboo flooring, recessed lighting in all bedrooms, and an attic exhaust fan, Cleverly designed additional storage under the stairs, in the primary bedroom, and in a secondary bedroom. The home was recently re-piped and has a 50 gallon hot water heater with recirculation pump. You will love the amazing, large, private back yard retreat including a spacious patio, multiple seating areas, 13 mature fruit trees, 2 grape vines, and raised flower beds with roses, all on a drip watering system. Plus there is an added greenhouse/potting shed, and a storage shed. An HOA maintained greenbelt at the rear of the property adds to the privacy and serenity of the back yard. Beautiful Crucero Park is just around the corner. Lake Mission Viejo and Oso Creek Golf Course are just down the road. Additionally, very nearby are extensive shopping, dining, Marguerite Recreation Center, YMCA, and Nadadores swim facility. Outstanding Saddleback Valley Unified schools. Low property tax rate and no Mello-Roos assessment. This home can be your forever paradise . . .welcome home !!!

EXCLUSIONS:

INCLUSIONS:

AREA: **MN - Mission Viejo North**  
 SUBDIVISION: **Montiel (MO)/Montiel (MO)**  
 COUNTY: **Orange**  
 SENIOR COMMUNITY?: **No**  
 CERTIFIED 433A?: **No**

LIST \$ ORIGINAL: **\$1,379,000**  
 BASEMENT SQFT:  
 COMMON WALLS: **No Common Walls**  
 PARKING: **Direct Garage Access, Garage**  
 HORSE:  
 PROBATE AUTHORITY:

SELLER WILL CONSIDER CONCESSIONS IN OFFER: **Yes**  
 ROOM TYPE: **All Bedrooms Up, Family Room, Kitchen**  
 EATING AREA: **Breakfast Counter / Bar, Dining Room**

COOLING: **Central Air**  
 HEATING: **Central, Forced Air**  
 VIEW: **None**  
 WATERFRONT:  
 LAUNDRY: **In Garage**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **Planned Development**

**INTERIOR**

INTERIOR: **Attic Fan, Granite Counters, Recessed Lighting, Stone Counters**  
 MAIN LEVEL BEDROOMS: **0**  
 MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY:  
 APPLIANCES: **Dishwasher, Disposal, Gas Range, Gas Water Heater, Hot Water Circulator**  
 KITCHEN FEATURES: **Granite Counters, Kitchen Open to Family Room, Remodeled Kitchen, Stone Counters**  
 BATHROOM FEATURES:

FLOORING: **Bamboo, Tile**  
 ENTRY LOC/ENTRY LVL: **1/1**  
 FIREPLACE: **Living Room, Gas Starter, Wood Burning**

**EXTERIOR**

EXTERIOR:  
 FENCING:  
 DIRECTION FACES:

SECURITY:  
 SEWER: **Public Sewer**

LOT: **Level, Park Nearby, Sprinkler System, Zero Lot Line**  
 POOL: **None**

PATIO/PORCH: **Concrete**  
 SPA: **None**

**BUILDING**

BUILDER NAME:  
 MAKE:  
 BUILD MODEL:  
 TAX MODEL:

ARCH STYLE:  
 DOOR:  
 WINDOW:

ROOF: **Shingle**  
 FOUNDATION DTLS:  
 PROP COND:

CONSTR MTLs:  
 OTHER STRUCT: **Greenhouse, Shed(s)**  
 NEW CONSTRUCTION YN: **No**

**GARAGE AND PARKING**

ATTACHED GARAGE?: **Attached**  
 UNCOVERED SPACES:

PARKING TOTAL: **2**  
 # REMOTES:

GARAGE SPACES: **2**  
 RV PARK DIM:

CARPORNT SPACES:

**GREEN**

GREEN ENERGY GEN:  
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

**POWER PRODUCTION**

POWER PRODUCTION: **Yes**  
 POWER PROD TYPE: **Photovoltaics**

GREEN VERIFICATION: **No**  
 POWER PROD SIZE:

POWER PROD YR INSTALL: **2018**    POWER PROD ANNUAL:

POWER PROD ANNUAL STATUS:

POWER PROD OWNERSHIP: **Owned**

**COMMUNITY**

HOA FEE: **\$62/Monthly**  
 HOA FEE 2: **\$30/Monthly**  
 HOA FEE 3:

HOA NAME: **Mission Viejo Environmental Assn**

HOA PHONE: **949-450-0202**  
 HOA PHONE 2: **949-770-1313**  
 HOA PHONE 3:

# OF UNITS: **1**  
 # UNITS IN COMMUNITY: **256**  
 STORIES TOTAL: **2**

COMMUNITY: **Dog Park, Lake, Park, Suburban**

HOA NAME 2: **Lake Mission Viejo Assn**  
HOA NAME 3:  
HOA AMENITIES: **Fire Pit, Barbecue, Outdoor Cooking Area, Picnic Area, Playground, Dog Park, Dock, Sport Court, Clubhouse**

HOA MANAGEMENT NAME: **Action Property Mgt**  
HOA MANAGEMENT NAME 2:  
HOA MANAGEMENT NAME 3:

**LAND**

LAND LEASE?: **No**  
PARCEL #: **83720217**  
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:  
LAND LEASE AMT FREQ:  
LAND LEASE PURCH?:  
LAND LEASE RENEW:

UTILITIES: **Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected**  
ELECTRIC:  
WATER SOURCE: **Public**  
LOT SIZE DIM:  
ASSESSMENTS: **None**

TAX LOT: **47**  
TAX BLOCK:  
TAX TRACT #: **9569**  
ZONING:  
TAX OTHER ASSESSMENT: **\$0**  
TAX OTHER ASSESS SOURCE: **Estimated**

**SCHOOL**

HIGH SCHOOL DISTRICT: **Saddleback Valley Unified**  
HIGH SCH DIST SOURCE: **Public Records**

ELEMENTARY: **Del Lago**  
ELEM SOURCE: **Public Records**  
ELEMENTARY OTHER:

MIDDLE/JR HIGH: **Los Alisos**  
MIDDLE/JR SOURCE: **Public Records**  
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL: **Trabucco Hills**  
HIGH SOURCE:  
HIGH SCHOOL OTHER:

**LISTING**

BAC:  
BAC RMRKS:  
DUAL/VARI COMP?: **Yes**  
LEASE CONSIDERED?: **No**  
CURRENT FINANCING:  
POSSESSION: **Negotiable**  
SIGN ON PROPERTY?: **Yes**  
CONTINGENCY LIST: **Standard Contract Contingencies**

TERMS: **Cash, Cash To Existing Loan**  
LIST AGRMT: **Exclusive Right To Sell**  
LIST SERVICE: **Full Service**  
AD NUMBER:  
DISCLOSURES: **CC And R's, Death On Property < 3 yrs, Homeowners Association, Listing Broker Advantage**  
INTERNET, AVM?/COMM?: **Yes/Yes**  
INTERNET?/ADDRESS?: **Yes/Yes**  
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **07/10/25**  
START SHOWING DATE:  
ON MARKET DATE: **07/29/25**  
PRICE CHG TIMESTAMP: **09/26/25**  
STATUS CHG TIMESTAMP: **10/31/25**  
MOD TIMESTAMP: **10/31/25**  
EXPIRED DATE: **11/29/25**  
PURCH CONTRACT DATE: **09/30/25**  
CLOSE DATE: **10/31/25**

CONTINGENCY:

**PRIVATE REMARKS: Mission Viejo Environmental Assn bills quarterly at \$184.35. Lake Mission Viejo Assn bills semi-annually At \$179.00.**

**SHOWING INFORMATION**

SHOW CONTACT TYPE: **Agent**  
SHOW CONTACT NAME: **Marty Samuel**  
SHOW CONTACT PH: **949-643-1321**

LOCK BOX LOCATION:  
LOCK BOX TYPE: **None**

OCCUPANT TYPE: **Owner**  
OWNER'S NAME:

SHOW INSTRUCTIONS: **Appointment only, but easy to show. Contact the listing agent 949-643-1321. Please do not use ShowingTime.**  
DIRECTIONS: **North on Marguerite Pkwy, Left on La Barca, Left on Camargo, Left on Naranja, Right on Bacalar**

**AGENT / OFFICE**

LA: (**DSAMUMAR**) **Marty Samuel**  
CoLA:  
LO: (**J01412**) **Realty One Group West**  
LO PHONE: **949-783-2499Ext:0**  
CoLO:  
CoLO PHONE:

LA State License: **00452321**  
CoLA State License:  
LO State License: **01896421**  
LO FAX: **949-616-3979**  
CoLO State License:  
CoLO FAX:  
Offers Email:

**CONTACT PRIORITY**

1.LA CELL: **949-643-1321**  
2.LA DIRECT: **949-643-1321**  
3.LA EMAIL: **martysamuel@cox.net**  
4.LA TEXT: **949-643-1321**

**COMPARABLE INFORMATION**

CLOSE PRICE: **\$1,285,000**  
LIST PRICE: **\$1,329,000**  
LIST \$ ORIGINAL: **\$1,379,000**  
PURCH CONTRACT DATE: **09/30/25**  
COE DATE: **10/31/25**  
DAM/CDAM: **63/63**  
BUYER FINANCING: **Cash to New Loan, Conventional**

BA: (**U40107**) **Annie Clougherty**  
BO: **Compass**  
BA State License: **01716801**  
BO State License: **01991628**

CoBA: **()**  
CoBO:  
CoBA State License:  
CoBO State License:

CONCESS FINANCING COSTS \$: **\$0**  
CONCESS PROP IMPROV COSTS \$: **\$0**  
CONCESS BUYER BROKER FEE \$: **\$32,125**  
CONCESS CLOSING COSTS \$: **\$0**  
CONCESS OTHER COSTS \$: **\$0**  
CONCESS AMOUNT (TOTAL) \$: **\$32,125**  
CONCESSON CMTS: **None**

Mustang Run - Crucero - Calabaza



BED / BATH: **4/2,1,0,0**  
 SQFT(src): **1,936 (A)**  
 PRICE PER SQFT: **\$699.90**  
 LOT(src): **5,031/0.1155 (A)**  
 LEVELS: **Two**  
 GARAGE: **2/Attached**  
 YEAR BUILT(src): **1977 (ASR)**  
 PROP SUB TYPE: **SFR/D**  
 DAM / CDAM: **55/55**  
 SLC: **Standard**  
 PARCEL #: **83717205**  
 LISTING ID: **OC25264761**

Next OH:

**DESCRIPTION**

This is the one you have been waiting for! Located in one of Mission Viejo's most sought after neighborhoods, this 4 bedroom, 3 bath, pool home is an entertainer's delight. The primary suite features a custom designed bathroom complete with a soaking tub, walk-in shower and an expansive walk-in closet with beautiful built-ins for added storage. The downstairs bedroom currently being used as an office has endless possibilities, a guest bedroom, playroom or even a home gym. Features and upgrades include: Newer vinyl gates and artificial turf in front and back for easy maintenance, vinyl flooring downstairs and a whole house fan. Enjoy the tranquility of the private pool and spa which also includes a pool fence for added safety, a custom BBQ perfect for entertaining and outdoor cooking, and relax under the custom awning in this beautifully landscaped backyard. The open floorplan features an upgraded kitchen with an island, spacious secondary bedrooms, lots of light and many tasteful upgrades. The inside laundry closet is conveniently located on the first level complete with a laundry chute on the second. The garage has upgraded flooring and cabinets for additional storage. Access to Lake Mission Viejo with amenities galore: swimming, fishing, paddle boarding, sailing, kayaking, concerts and even movie nights. Conveniently located around the corner from Crucero Park which has just been completely renovated. It has multiple playgrounds, sports courts and picnic tables to enjoy. Close to award winning schools, shopping, dining and so much more!

**EXCLUSIONS:**

**INCLUSIONS:**

AREA: **MN - Mission Viejo North**  
 SUBDIVISION: **Cordova (North)**  
 (CV)/Cordova (North) (CV)  
 COUNTY: **Orange**  
 SENIOR COMMUNITY?: **No**  
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$1,339,000**  
 BASEMENT SQFT:  
 COMMON WALLS: **No Common Walls**  
 PARKING: **Driveway, Garage Faces Front, Garage - Two Door, Garage Door Opener**  
 HORSE:  
 PROBATE AUTHORITY:

SELLER WILL CONSIDER CONCESSIONS IN OFFER:  
 ROOM TYPE: **Living Room, Main Floor Bedroom, Primary Bathroom, Primary Bedroom, Office, Walk-In Closet**  
 EATING AREA: **Dining Room**

COOLING: **Central Air**  
 HEATING: **Central, Fireplace(s)**  
 VIEW: **None**  
 WATERFRONT:  
 LAUNDRY: **In Closet, Inside, Laundry Chute**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **Planned Development**

**INTERIOR**

INTERIOR: **Attic Fan, Block Walls, Ceiling Fan(s), Granite Counters**  
 MAIN LEVEL BEDROOMS: **1**  
 MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY:  
 APPLIANCES: **Dishwasher, Gas Oven, Gas Range, Microwave, Range Hood**  
 KITCHEN FEATURES: **Granite Counters, Kitchen Island**  
 BATHROOM FEATURES: **Bathtub, Shower in Tub, Double Sinks in Primary Bath, Separate tub and shower, Soaking Tub, Upgraded, Walk-in shower**

FLOORING: **Carpet, Vinyl**  
 ENTRY LOC/ENTRY LVL: **1/1**  
 FIREPLACE: **Living Room**

**EXTERIOR**

EXTERIOR: **Awning(s)**  
 FENCING: **Block, Vinyl**  
 DIRECTION FACES:

SECURITY:  
 SEWER: **Public Sewer**

LOT: **Back Yard, Front Yard**  
 POOL: **Private, In Ground**

PATIO/PORCH: **Covered, Patio**  
 SPA: **Private**

**BUILDING**

BUILDER NAME:  
 MAKE:  
 BUILD MODEL:  
 TAX MODEL:

ARCH STYLE:  
 DOOR: **Sliding Doors**  
 WINDOW: **Double Pane Windows**

ROOF:  
 FOUNDATION DTLS:  
 PROP COND: **Turnkey, Updated/Remodeled**

CONSTR MTLs:  
 OTHER STRUCT:  
 NEW CONSTRUCTION YN: **No**

**GARAGE AND PARKING**

ATTACHED GARAGE?: **Attached**  
 UNCOVERED SPACES:

PARKING TOTAL: **2**  
 # REMOTES:

GARAGE SPACES: **2**  
 RV PARK DIM:

CARPOT SPACES:

**GREEN**

GREEN ENERGY GEN:  
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

**POWER PRODUCTION**

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

**COMMUNITY**

HOA FEE: **\$30/Monthly**  
 HOA FEE 2:  
 HOA FEE 3:  
 COMMUNITY: **Suburban**

HOA NAME: **Lake Mission Viejo Association**  
 HOA NAME 2:  
 HOA NAME 3:  
 HOA AMENITIES: **Pool, Barbecue, Outdoor Cooking Area, Picnic**

HOA PHONE: **949-770-1313**  
 HOA PHONE 2:  
 HOA PHONE 3:

# OF UNITS: **1**  
 # UNITS IN COMMUNITY:  
 STORIES TOTAL: **2**

**Area, Playground, Sport Court,  
Clubhouse**

HOA MANAGEMENT NAME: **Lake Mission Viejo Association**  
HOA MANAGEMENT NAME 2:  
HOA MANAGEMENT NAME 3:

**LAND**

LAND LEASE?: **No**  
PARCEL #: **83717205**  
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:  
LAND LEASE AMT FREQ:  
LAND LEASE PURCH?:  
LAND LEASE RENEW:

UTILITIES:  
ELECTRIC:  
WATER SOURCE: **Public**  
LOT SIZE DIM:  
ASSESSMENTS: **Unknown**

TAX LOT: **58**  
TAX BLOCK:  
TAX TRACT #: **9566**  
ZONING:  
TAX OTHER ASSESSMENT: **\$21**  
TAX OTHER ASSESS SOURCE: **Estimated**

**SCHOOL**

HIGH SCHOOL DISTRICT: **Saddleback  
Valley Unified**  
HIGH SCH DIST SOURCE:

ELEMENTARY: **Del Lago**  
ELEM SOURCE:  
ELEMENTARY OTHER:

MIDDLE/JR HIGH: **Los Alisos**  
MIDDLE/JR SOURCE:  
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL: **Trabuco Hills**  
HIGH SOURCE:  
HIGH SCHOOL OTHER:

**LISTING**

**DATES**

BAC:  
BAC RMRKS:  
DUAL/VARI COMP?: **No**  
LEASE CONSIDERED?: **No**  
CURRENT FINANCING: **Conventional**  
POSSESSION: **Close Plus 2 Days**  
SIGN ON PROPERTY?: **Yes**  
CONTINGENCY LIST: **Standard Contract  
Contingencies**

TERMS: **Cash, Cash to New Loan, Conventional**  
LIST AGRMT: **Exclusive Right To Sell**  
LIST SERVICE: **Full Service**  
AD NUMBER:  
DISCLOSURES: **Homeowners Association**  
INTERNET, AVM?/COMM?: **Yes/Yes**  
INTERNET?/ADDRESS?: **Yes/Yes**  
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **11/21/25**  
START SHOWING DATE: **11/24/25**  
ON MARKET DATE: **11/24/25**  
PRICE CHG TIMESTAMP:  
STATUS CHG TIMESTAMP: **02/09/26**  
MOD TIMESTAMP: **02/09/26**  
EXPIRED DATE: **12/21/26**  
PURCH CONTRACT DATE: **01/18/26**  
CLOSE DATE: **02/09/26**

**CONTINGENCY:**

**PRIVATE REMARKS: Please submit Proof of Funds and Lender Approval Letter with your Purchase Offer. Please email your Offer packet to sherirathor@gmail.com and call L/A Sheri with any questions at 949-306-2266. Seller's Agent/Seller's Broker have not independently verified information stated in this MLS listing and has either relied on public sources of data or Seller representations. The information stated in the MLS about this property is NOT guaranteed by Seller's Agent or Seller's Broker and Buyer/Buyer's Agent are strongly advised to independently verify all information contained herein, including but not limited to any numerical references to square footage, value of upgrades, HOA, School Information or otherwise. Please DO NOT include a Buyer introduction letter with your offer.**

**SHOWING INFORMATION**

SHOW CONTACT TYPE: **Agent**  
SHOW CONTACT NAME: **Sheri Rathor**  
SHOW CONTACT PH: **949 306-2266**

LOCK BOX LOCATION: **waterpipe**  
LOCK BOX TYPE: **Supra**

OCCUPANT TYPE: **Owner**  
OWNER'S NAME: **On file**

SHOW INSTRUCTIONS: **Please do not use SHOWING TIME. Call Agent (Sheri) at 949 306-2266 for an appointment/access. Sellers and Agent are very easy to work with but they have to secure a pet prior to showings. A 2 hour advance notice is highly desirable.**

DIRECTIONS: **Mustang Run - Crucero - Calabaza**

**AGENT / OFFICE**

**CONTACT PRIORITY**

LA: (**SRATHSHE**) **Sheri Rathor**  
CoLA:  
LO: (**J01412**) **Realty One Group West**  
LO PHONE: **949-783-2499Ext:0**  
CoLO:  
CoLO PHONE:

LA State License: **01447126**  
CoLA State License:  
LO State License: **01896421**  
LO FAX: **949-616-3979**  
CoLO State License:  
CoLO FAX:  
Offers Email: **sherirathor@gmail.com**

1.LA DIRECT: **949-306-2266**  
2.LA CELL: **949-306-2266**  
3.LA EMAIL: **sherirathor@gmail.com**

**COMPARABLE INFORMATION**

CLOSE PRICE: **\$1,355,000**  
LIST PRICE: **\$1,339,000**  
LIST \$ ORIGINAL: **\$1,339,000**  
PURCH CONTRACT DATE: **01/18/26**  
COE DATE: **02/09/26**  
DAM/CDAM: **55/55**  
BUYER FINANCING: **Conventional**

BA: (**SMARQCHE**) **Cheryl  
Marquis**  
BO: **Luxre Realty, Inc.**  
BA State License: **00851539**  
BO State License: **01897290**

CoBA: **()**  
CoBO:  
CoBA State License:  
CoBO State License:

CONCESS FINANCING COSTS \$: **\$0**  
CONCESS PROP IMPROV COSTS \$: **\$0**  
CONCESS BUYER BROKER FEE \$: **\$33,875**  
CONCESS CLOSING COSTS \$: **\$22,000**  
CONCESS OTHER COSTS \$: **\$0**  
CONCESS AMOUNT **(TOTAL)** \$: **\$55,875**  
CONCESSON CMTS: **closing costs**

Marguerite to Alarcon to Minaya



BED / BATH: 4/1,1,0,0  
 SQFT(src): 1,782 (A)  
 PRICE PER SQFT: \$775.98  
 LOT(src): 5,000/0.1148 (A)  
 LEVELS: One  
 GARAGE: 2/Attached  
 YEAR BUILT(src): 1983 (ASR)  
 PROP SUB TYPE: SFR/D  
 DAM / CDAM: 10/10  
 SLC: Standard  
 PARCEL #: 83726113  
 LISTING ID: OC26028170

Recent: 03/12/2026 : SOLD : P->S

Next OH:

DESCRIPTION

Prime location on a large corner lot with a spacious wraparound backyard. This well-maintained four-bedroom, two-bath home offers a functional and inviting layout. Upon entry, you're welcomed by a bright living room and formal dining area. The kitchen opens to the family room, featuring a cozy gas fireplace and sliding glass door that leads directly to the backyard—perfect for indoor-outdoor living. The primary suite includes two closets with mirrored doors and a private en-suite bathroom. Three additional bedrooms feature brand-new carpet and recessed lighting. Updated vinyl windows are found throughout the home, enhancing both comfort and efficiency. The washer and dryer are conveniently located inside the home within a dedicated closet area. Step outside to enjoy the Alumawood patio cover and expansive lawn, ideal for entertaining or relaxing. The attached two-car garage includes a workbench and built-in storage with ladder access. This home also includes Lake Mission Viejo membership, offering access to boating, fishing, swimming, sandy beaches, and popular annual concerts. A wonderful opportunity to enjoy comfort, space, and an unbeatable lifestyle—come see all this home has to offer.

EXCLUSIONS:

INCLUSIONS:

AREA: MN - Mission Viejo North  
 SUBDIVISION: Waterford (WAT)/other  
 COUNTY: Orange  
 SENIOR COMMUNITY?: No  
 CERTIFIED 433A?:

LIST \$ ORIGINAL: \$1,349,000  
 BASEMENT SQFT:  
 COMMON WALLS: No Common Walls  
 PARKING: Direct Garage Access, Concrete, Garage, Garage - Single Door  
 HORSE:  
 PROBATE AUTHORITY:

SELLER WILL CONSIDER CONCESSIONS IN OFFER: Yes  
 ROOM TYPE: All Bedrooms Down, Family Room, Kitchen, Living Room, Primary Bathroom, Primary Bedroom  
 EATING AREA: Dining Room, In Kitchen

COOLING: Central Air  
 HEATING: Forced Air  
 VIEW: Mountain(s)  
 WATERFRONT: Fishing in Community, Lake Privileges  
 LAUNDRY: Gas Dryer Hookup, In Closet, Inside

PROP SUB TYPE: Single Family Residence (Detached)

STRUCTURE TYPE: House

COMMON INTEREST: Planned Development

INTERIOR

INTERIOR: Ceiling Fan(s), High Ceilings, Recessed Lighting  
 MAIN LEVEL BEDROOMS: 4  
 MAIN LEVEL BATHROOMS: 2

ACCESSIBILITY:  
 APPLIANCES: Disposal, Gas Oven, Gas Cooktop, Microwave, Refrigerator  
 KITCHEN FEATURES: Granite Counters, Kitchen Open to Family Room  
 BATHROOM FEATURES: Bathtub, Shower, Shower in Tub, Exhaust fan(s), Main Floor Full Bath

FLOORING: Carpet, Tile, Wood  
 ENTRY LOC/ENTRY LVL: 1/1  
 FIREPLACE: Family Room, Gas

EXTERIOR

EXTERIOR:  
 FENCING: Block, Stucco Wall  
 DIRECTION FACES:

SECURITY: Carbon Monoxide Detector(s), Security System, Smoke Detector(s)  
 SEWER: Public Sewer

LOT: Back Yard, Corner Lot  
 POOL: None

PATIO/PORCH: Concrete, Covered, Patio, Front Porch  
 SPA: None

BUILDING

BUILDER NAME:  
 MAKE:  
 BUILD MODEL:  
 TAX MODEL:

ARCH STYLE: Ranch  
 DOOR:  
 WINDOW: Double Pane Windows, Plantation Shutters

ROOF: Concrete  
 FOUNDATION DTLS: Slab  
 PROP COND: Turnkey

CONSTR MTLs: Stucco  
 OTHER STRUCT:  
 NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Attached  
 UNCOVERED SPACES:

PARKING TOTAL: 2  
 # REMOTES:

GARAGE SPACES: 2  
 RV PARK DIM:

CARPORNT SPACES:

GREEN

GREEN ENERGY GEN:  
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION: No

COMMUNITY

HOA FEE: \$112.21/Monthly  
 HOA FEE 2: \$29.83/Monthly  
 HOA FEE 3:  
 COMMUNITY: Biking, Curbs, Fishing, Golf, Hiking, Lake, Park, Watersports, Sidewalks, Street Lights

HOA NAME: mvea  
 HOA NAME 2: Lake Mission Viejo  
 HOA NAME 3:  
 HOA AMENITIES: Barbecue, Outdoor Cooking Area, Picnic Area, Playground, Controlled Access

HOA PHONE: 9494500202  
 HOA PHONE 2: 9497701313  
 HOA PHONE 3:

# OF UNITS: 1  
 # UNITS IN COMMUNITY: 527  
 STORIES TOTAL: 1

HOA MANAGEMENT NAME: **Action Property Management**  
HOA MANAGEMENT NAME 2:  
HOA MANAGEMENT NAME 3:

**LAND**

LAND LEASE?: **No**  
PARCEL #: **83726113**  
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:  
LAND LEASE AMT FREQ:  
LAND LEASE PURCH?:  
LAND LEASE RENEW:

UTILITIES: **Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected**  
ELECTRIC:  
WATER SOURCE: **Public**  
LOT SIZE DIM:  
ASSESSMENTS: **Unknown**

TAX LOT: **28**  
TAX BLOCK:  
TAX TRACT #: **11276**  
ZONING:  
TAX OTHER ASSESSMENT: **\$21**  
TAX OTHER ASSESS SOURCE: **Estimated**

**SCHOOL**

HIGH SCHOOL DISTRICT: **Capistrano Unified**  
HIGH SCH DIST SOURCE:

ELEMENTARY: **Castille**  
ELEM SOURCE:  
ELEMENTARY OTHER:

MIDDLE/JR HIGH: **Fred Newhart**  
MIDDLE/JR SOURCE:  
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL: **Capistrano Valley**  
HIGH SOURCE:  
HIGH SCHOOL OTHER:

**LISTING**

BAC:  
BAC RMRKS:  
DUAL/VARI COMP?: **No**  
LEASE CONSIDERED?: **No**  
CURRENT FINANCING:  
POSSESSION: **Negotiable**  
SIGN ON PROPERTY?: **Yes**  
CONTINGENCY LIST:

TERMS: **Cash, Cash to New Loan, Conventional**  
LIST AGRMT: **Exclusive Right To Sell**  
LIST SERVICE: **Full Service**  
AD NUMBER:  
DISCLOSURES: **CC And R's, Death On Property < 3 yrs, Homeowners Association**  
INTERNET, AVM?/COMM?: **Yes/Yes**  
INTERNET?/ADDRESS?: **Yes/Yes**  
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **02/09/26**  
START SHOWING DATE:  
ON MARKET DATE: **02/09/26**  
PRICE CHG TIMESTAMP:  
STATUS CHG TIMESTAMP: **03/12/26**  
MOD TIMESTAMP: **03/12/26**  
EXPIRED DATE: **07/30/26**  
PURCH CONTRACT DATE: **02/19/26**  
CLOSE DATE: **03/12/26**

**CONTINGENCY:**

**PRIVATE REMARKS: Seller's Agent/Seller's Broker has not independently verified information stated in this MLS listing and has either relied on public sources of data or Seller representations. The information stated in the MLS about this property is NOT guaranteed and Buyer/Buyer's Agent are strongly advised to independently verify all information contained herein, including but not limited to any numerical references to square footage, lot size, value of upgrades, or otherwise.**

**SHOWING INFORMATION**

SHOW CONTACT TYPE: **Agent**  
SHOW CONTACT NAME: **Scott Alden**  
SHOW CONTACT PH: **949-466-2933**  
SHOW INSTRUCTIONS: **Text agent then go direct 949-466-2933**  
DIRECTIONS: **Marguerite to Alarcon to Minaya**

LOCK BOX LOCATION: **Gas Pipe**  
LOCK BOX TYPE: **Supra**

OCCUPANT TYPE: **Owner**  
OWNER'S NAME:

**AGENT / OFFICE**

LA: (**SALDESCO**) **Scott Alden**  
CoLA:  
LO: (**OC03224**) **eXp Realty of California Inc**  
LO PHONE: **888-584-9427**  
CoLO:  
CoLO PHONE:

LA State License: **01356244**  
CoLA State License:  
LO State License: **01878277**  
LO FAX:  
CoLO State License:  
CoLO FAX:  
Offers Email: **Scott4homes@scottalden.com**

**CONTACT PRIORITY**

1. LA CELL: **949-466-2933**  
2. LA CELL: **949-466-2933**  
  
6. LA EMAIL: **Scott4homes@scottalden.com**

**COMPARABLE INFORMATION**

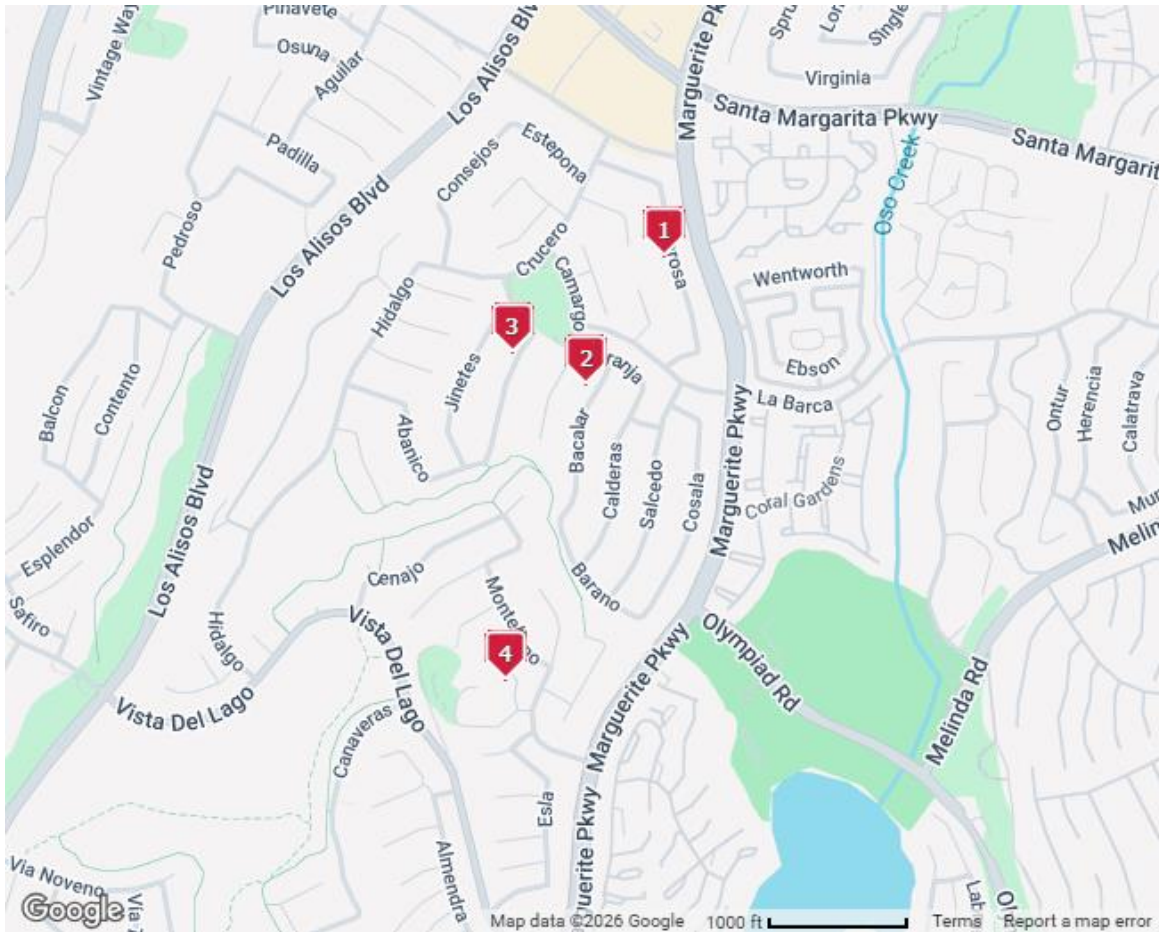
CLOSE PRICE: **\$1,382,800**  
LIST PRICE: **\$1,349,000**  
LIST \$ ORIGINAL: **\$1,349,000**  
PURCH CONTRACT DATE: **02/19/26**  
COE DATE: **03/12/26**  
DAM/CDAM: **10/10**  
BUYER FINANCING: **Conventional**









BA: (**NP41499**) **Tracy Bryant**  
BO: **Coldwell Banker Realty**  
BA State License: **01327741**  
BO State License: **00616212**

CoBA: **()**  
CoBO:  
CoBA State License:  
CoBO State License:

CONCESS FINANCING COSTS \$: **\$0**  
CONCESS PROP IMPROV COSTS \$: **\$0**  
CONCESS BUYER BROKER FEE \$: **\$27,656**  
CONCESS CLOSING COSTS \$: **\$3,000**  
CONCESS OTHER COSTS \$: **\$0**  
CONCESS AMOUNT **(TOTAL)** \$: **\$30,656**  
CONCESSION CMTS: **0**

## Multi Map



		<b>21691 Cabrosa , Mission Viejo 92691</b> Listing ID: <b>OC26004176</b> <b>SOLD PRICE: \$1,280,000</b> <b>STATUS: Closed</b>	<b>BDS: 3</b> <b>BTH: 2</b>	<b>ENDING DATE: 02/18/2026</b> <b>SQFT: 1561</b> <b>LOT SF: 5,250</b> <b>SLC: STD</b>
		<b>21881 Bacalar , Mission Viejo 92691</b> Listing ID: <b>OC25168742</b> <b>SOLD PRICE: \$1,285,000</b> <b>STATUS: Closed</b>	<b>BDS: 4</b> <b>BTH: 3</b>	<b>ENDING DATE: 10/31/2025</b> <b>SQFT: 1996</b> <b>LOT SF: 5,151</b> <b>SLC: STD,TRUS</b>
		<b>21825 Calabaza , Mission Viejo 92691</b> Listing ID: <b>OC25264761</b> <b>SOLD PRICE: \$1,355,000</b> <b>STATUS: Closed</b>	<b>BDS: 4</b> <b>BTH: 3</b>	<b>ENDING DATE: 02/09/2026</b> <b>SQFT: 1936</b> <b>LOT SF: 5,031</b> <b>SLC: STD</b>
		<b>22261 Sisante , Mission Viejo 92691</b> Listing ID: <b>OC26028170</b> <b>SOLD PRICE: \$1,382,800</b> <b>STATUS: Closed</b>	<b>BDS: 4</b> <b>BTH: 2</b>	<b>ENDING DATE: 03/12/2026</b> <b>SQFT: 1782</b> <b>LOT SF: 5,000</b> <b>SLC: STD</b>