

# 26662 Rio Hondo Circle, Lake Forest

## 4 Bedroom | 2 Bathroom | 1,494 SF | 5,225 SF Lot

✨ Impeccably Newly Renovated Single Story Home with Permits

Every Upgrade Thoughtfully Chosen ✨

### ☀️ Energy and Home System Upgrades

- **Recently Repiped with PEX** – Modern plumbing system offering corrosion resistance, durability, and peace of mind
- **Section 1 Termite Clearance Completed** – Inspection passed
- **New Upgraded Electrical Panel**
- **New Milgard Double Pane Windows**
- **New R38 insulation above remodeled areas**
- **Newer Water Heater (Approx. 2017)**
- **Heating & A/C Systems Fully Serviced**
- **Newer HVAC Ducting** for improved airflow and efficiency
- **New Roof (Flat Portion Replaced)**
- **Sloped Roof Portion includes a 50-Year Warranty with Roofing Company**
- **Nest Smart Thermostat** for enhanced energy efficiency
- **New Whole-House Fan** for improved cooling and ventilation
- **New Ring Doorbell Camera**
- **New Gutters Installed**

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### ✨ Interior Upgrades – Stylish & Functional

- **New Interior and Exterior Paint**
- **Expanded to a 4-Bedroom Home** with newly added bedroom
- **Open-Concept Living Area** created by removing the kitchen wall, completed with engineer-approved plans and permits.
- **High-End Waterproof Hybrid Laminate Plank Flooring Throughout**
- **New 5.5" Wide Baseboards**

- **Fully Remodeled Gourmet Kitchen & Designer Bathrooms (All Permitted) Energy-Efficient LED Recessed Lighting & Contemporary Fixtures**
  - **Updated Electrical Outlets, switches and smart Lutron Controlled Switches**
  - **New Interior Door Hardware**
  - **Updated Modern Fireplace with Custom Finishes**
  - **Additional Cabinetry Added Above Laundry Area for extra storage**
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## **Gourmet Chef's Kitchen**

- **Custom White and White Oak Shaker Cabinetry** with soft-close drawers, built-in spice rack, and pull-out trash/recycling and pull-out drawers in pantry
  - **Ceiling-Height Cabinets** to maximize storage
  - **Quartz Countertops with Full-Height Backsplash**
  - **New island with Waterfall Quarts Finish, Microwave drawer, Cabinet Storage on both sides and seating for 3-4 people**
  - **LED Under-Cabinet Lighting & Ambient Island Lighting**
  - **Touchless Stainless Steel Sink Faucet**, soap dispenser & disposal
  - **Premium Appliance Package**, including:
    - **Samsung Bespoke Cabinet-Depth 4-Door Refrigerator** with Family Hub screen & beverage center. View the Ring Doorbell camera, play music or watch TV directly from the fridge screen
    - **Samsung Bespoke 5-Burner Gas Range with Pot Filler Above the Range** for added convenience and safety
    - **Samsung Bespoke Dishwasher & Range Hood**
    - **All Samsung appliances connected through the Samsung SmartThings app**
    - **Built-In Thor Drawer Microwave**
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## **Primary Suite – Your Private Oasis**

- **Farmhouse Chandelier & Recessed Lighting** create an elegant ambiance
- **Custom Closet System** with optimal organization
- **Luxury Spa-Inspired Bathroom**, featuring:

- **Dual-Control 7+ foot Shower with Dual Rainfall Heads & Handheld Wands**
  - **Large Recessed Niches in the Shower**
  - **Double Vanity with quartz countertop and Soft-Close Drawers**
  - **Oversized Modern Mirror, oversized Medicine Cabinet & Upgraded Fixtures**
  - **High-Tech Bidet Toilet** with auto open, close & flush
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## **Bathrooms & Bedrooms**

- **Secondary Bathroom with Quartz Counters & White Shaker Cabinetry and oversized medicine cabinet**
  - **Tub/Shower with Separate Wand & Large Recessed Niches**
  - **All Bedrooms Feature Custom Closet Organizers, New lighting, Flooring & Baseboards**
  - **Fourth Bedroom Added** to enhance functionality
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## **Outdoor Living – Thoughtfully Designed**

- **Professionally Landscaped Front & Backyard** including premium artificial turf
  - **Lemon, Lime & Orange Fruit Trees**
  - **Widened Walkway to the Yard** for improved access and flow
  - **New Patio Lighting** for evening ambiance
  - **Fully Fenced Backyard with Durable Vinyl Fencing** - Ideal for pets, children, and privacy
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## **Garage, Storage & Smart Features**

- **2-Car Newly Drywalled and Painted Garage**
- **Epoxy-Coated Flooring** for easy cleaning and maintenance
- **New Samsung washer and dryer, above appliance Shaker cabinets and laundry cart**
- **EV-Ready with 50-Amp Outlet Installed**

- **Smart Garage Door System** with MyQ access, camera, battery backup & keypad
  - **Large Garage Attic Storage Space**
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## **Location Highlights**

- **Desirable Gated Community**
- **Park conveniently located at the end of the street**
- **Quiet Cul-De-Sac Location**
- **Close to Shopping & Major Freeways**
- **Low HOA & No Mello-Roos**

Information is deemed reliable but not guaranteed.

Buyer to independently verify all information and conduct their own due diligence to their satisfaction.