

# 26521 Via Gorrion, Mission Viejo

26523 Via Gorrion, Mission Viejo - ADU Mailing Address

**4 Bedroom | 3 Bathroom | 1,524 SF | 8,374 SF Lot**

**1,099 SF Main Floor and 425 Second Floor ADU**

✨ Impeccably Renovated Single Story Home with 2nd Floor ADU

Every Upgrade Thoughtfully Chosen ✨

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## **INCOME-PRODUCING PROPERTY WITH FULLY PERMITTED ADU**

**No Community HOA • No Mello-Roos**

This exceptional property offers **two fully independent living spaces** with separate addresses and private entrances — perfect for multigenerational living or strong rental income potential.

💰 **Pro forma rental potential:**

- Main Residence: approx. \$4,300/month
- ADU: approx. \$3,000/month  
(Buyer to verify rental income and market potential.)

All appliances in both units are included, making this a **turnkey opportunity**.

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## **MAIN RESIDENCE**

**Approx. 1,099 Sq Ft – Fully Remodeled First Floor**

Thoughtfully redesigned with quality finishes and modern upgrades throughout, this home blends comfort, efficiency, and style.

🔧 **Structural & Major Improvements**

- 🏠 Roof replaced approx. 2018 (reduces near-term maintenance concerns)
- 🎨 New interior and exterior paint (fresh, move-in ready condition)
- 🪟 Double-pane windows throughout (energy efficiency and sound insulation)
- 🌡️ Smart thermostat (energy savings and climate control convenience)
- 🚗 Fully drywalled, finished, and painted 2-car garage
- ⚡ EV outlet in garage (future-ready for electric vehicles)

## ☀️ Open-Concept Living

- Kitchen wall removed to create a bright, open layout (enhances natural light, flow, and entertaining)

## 🔧 Flooring & Lighting

- 💎 High-end waterproof luxury vinyl plank flooring with new baseboards (durable and low-maintenance)
- 💡 Energy-efficient LED recessed lighting and contemporary fixtures
- 🔌 Updated outlets and switches
- 🖌️ Smooth-finished walls (clean, high-end aesthetic)

## 🍴 Designer Kitchen

- 🪑 Custom soft-close cabinetry with ceiling-height uppers
- ♻️ Pull-out trash and recycling system
- 🪨 Granite countertops with full-height custom backsplash
- ☀️ Skylight for natural light
- 🌴 Large island with seating for 4 (entertaining and family space)
- 🧊 Samsung Bespoke cabinet-depth refrigerator with SmartThings Family Hub screen
- 🔥 5-burner Frigidaire gas range
- 🍽️ Kenmore dishwasher

- 🌀 High-end range hood

## 🔥 Living Room Feature

- 🪵 Updated modern fireplace with custom finish
- 📺 Built-in floating LG 77" OLED evo Smart TV with Sony Vizio sound bar

## 🛏️ Primary Suite

- 💡 Recessed lighting and smooth walls
- 🗄️ Custom closet system (optimized storage)
- 🪿 Dual sinks with quartz countertop
- ✨ Floating back-lit mirror
- 🔥 Heated towel rack
- 🚿 Large walk-in shower with oversized soap niche
- 🚽 Eplo high-tech bidet toilet with auto open, close, and flush







## 🛁 Secondary Bathroom

- 🪿 Stone countertop with floating vanity
- 🚿 Oversized shower with soap niches
- 💡 Designer lighting
- 🔥 Heated towel rack
- 🚽 Eplo high-tech bidet toilet with auto open, close, and flush

## 🛏️ Bedrooms

- 🗄️ Closet organizers
- 💡 New lighting
- 🪵 Updated flooring and baseboards

## Outdoor Living










-  Resort-style pool and spa with new heater and Pebble Tec finish
  -  Oversized low-maintenance backyard and side yard (perfect for entertaining)
  -  Fully fenced yard (privacy and security)
  -  Full landscape including lighting
  -  Widened driveway for 3 cars with potential RV parking
  -  Mature lemon, guava, and avocado trees (homegrown produce and charm)
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## FULLY PERMITTED ADU

**Approx. 425 Sq Ft – Built in 2025**

Newly constructed and fully permitted, this second-floor ADU offers excellent rental potential 💰 or private guest accommodations with thoughtful design and independence.





### Key Features

-  Built in 2025 (brand-new construction)
-  New roof (2025)
-  New tankless water heater (energy-efficient with endless hot water)
-  Dedicated heating and A/C system (independent climate control)
-  New kitchen and bathroom with modern finishes
-  All appliances included
-  Laundry closet with stacking washer and dryer (fully self-contained living)
-  Separate address and private entrance (ideal for rental flexibility)
-  Private side yard exclusive to the ADU (adds outdoor living space, privacy, and strong rental appeal)

*Note: Utility meters are shared with the main residence.*



## Location

-  Close to shopping and restaurants
-  Near trails for hiking and biking
-  Convenient access to Highway 5
-  Enjoy **exclusive access to Lake Mission Viejo**, featuring:
  - Sandy beaches
  - Swimming
  - Boating & fishing
  - Clubhouse
  - Year-round community events

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Information is deemed reliable but not guaranteed.  
Buyer to independently verify all information and conduct their own due diligence to their satisfaction.