

25111 Shaver Lake Circle

Property Features & Buyer Benefits

Highlights at a Glance

- Parkwood Estates neighborhood
 - Resort-style pool & oversized spa
 - Owned 10.72 kW solar
 - Chef's dream kitchen with Bertazzoni appliances
 - Professionally designed home theater
 - California Closets
 - Tankless water heater
 - EV charger
 - PEX repipe
 - Dual-zone HVAC
 - Smart irrigation & pool controls
 - Sun & Sail Club membership
 - No Mello-Roos
 - Low HOA
 - Truly move-in ready with extensive high-end upgrades throughout.
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Interior Features

- Extensive whole-home remodel
- Luxury vinyl plank flooring throughout
- Designer tile flooring
- Custom staircase
- Custom window coverings throughout
- Motorized blackout shades in the primary suite
- Blackout shades in all bedrooms
- Light-filtering shades in living areas
- Solid-core interior doors with upgraded hardware
- California Closets custom organization systems
- Mirrored closet doors
- Professionally designed home theater
- 160-inch projection screen
- Dolby Atmos 7.2.4 surround sound
- Seating for eight

Buyer Benefits

- Move-in ready with high-end designer finishes.
 - Exceptional spaces for entertaining, movie nights, and everyday comfort.
 - Thoughtful upgrades maximize storage, privacy, and functionality.
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Chef's Kitchen

- Custom white satin-finish cabinetry with soft-close drawers
- ¾-inch plywood cabinet construction with maple interiors
- Quartzite slab countertops & oversized island
- Bertazzoni Master Series 48" six-burner range with griddle
- Bertazzoni 48" canopy hood
- Thermador built-in microwave drawer
- Bosch 800 Series dishwasher
- KitchenAid dual-zone wine refrigerator
- Premium Waterstone instant hot/cold filtered water system
- Designer undermount sinks
- Reclaimed wood accent walls & custom built-ins

Buyer Benefits

- Designed for serious cooking, entertaining, and everyday family living.
 - Premium appliances and timeless finishes create both beauty and functionality.
 - Extensive storage and quality cabinetry built to last.
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Primary Suite & Bathrooms

- Beautifully remodeled bathrooms
- Frameless glass walk-in shower
- Designer tile upgrades
- Marble vanity countertops
- Contemporary vanities
- Custom lighting
- Modern medicine cabinets
- Bidet electrical outlet
- New bathroom flooring
- New tub/shower in secondary bath

Buyer Benefits

- Spa-inspired bathrooms provide luxury and comfort.
- Recent renovations eliminate the need for future remodeling.

Backyard Paradise

- Custom-built sport-style pool
- Oversized spa seating 8-10 people
- Waterfalls & fountain features
- Smartphone-controlled Jandy pool & spa equipment
- Alumawood patio cover
- Outdoor heater & ceiling fan
- Stamped concrete patios
- Landscape lighting
- Drought-tolerant landscaping
- Two natural gas connections for future outdoor kitchen or fire features

Buyer Benefits

- A private backyard designed for entertaining year-round.
- Smart controls allow you to heat the spa before arriving home.
- Low-maintenance landscaping reduces water usage and upkeep.

Resort-Style Living

- Located in the highly desirable **Parkwood Estates** neighborhood
- Membership to the renowned **Sun & Sail Club**
- Four swimming pools
- Tennis & pickleball courts
- Basketball & beach volleyball courts
- Fitness center overlooking the lake
- Clubhouse, spa & party room
- Children's playground & year-round community events
- Low HOA dues
- No Mello-Roos

Buyer Benefits

- Enjoy resort-style amenities without leaving your neighborhood.
 - Exceptional recreational opportunities for every member of the family.
 - Low ownership costs compared to many newer communities.
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Energy Efficiency & Major Improvements

- **Owned 10.72 kW solar system**
- Average electric bill approximately \$40/month (seller reported)
- Dual-zone HVAC
- Whole-house PEX repipe
- Tankless water heater
- New electrical panel
- EV charger
- Whole-house exterior re-stucco
- Fine-grit exterior finish
- New insulated garage door

Buyer Benefits

- Significant long-term utility savings.
 - Peace of mind knowing major systems have already been upgraded.
 - Energy-efficient improvements help reduce operating costs.
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Garage & Exterior

- Epoxy garage flooring
- Built-in cabinetry
- Overhead storage
- Custom Accoya wood front door
- Matching custom side gate
- Smart lock entry
- Ring video doorbell
- Low-maintenance front landscaping
- Smart irrigation system with phone control
- Landscape lighting

Buyer Benefits

- Exceptional curb appeal with premium custom finishes.
 - Organized garage offers valuable storage.
 - Smart-home features provide convenience and security.
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Location & Lifestyle

- Convenient access to the 5, 405 & 133 Freeways
- Award-winning schools
- Miles of walking & hiking trails
- Close to shopping & restaurants
- Nearby sports park & skate park
- One of South Orange County's most desirable communities

Buyer Benefits

- Easy commuting throughout Orange County.
 - Excellent schools and abundant recreation support an active lifestyle.
 - Experience the strong sense of community that makes Lake Forest one of Orange County's hidden gems.
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