Customer Short

25621 Via Viento, Mission Viejo 92691

STATUS: **Active Under Contract** LIST PRICE: **$1,695,000**

La Paz to Chrisanta to Via Viento OR Oso to Montanso to Via Viento



BED / BATH: **4/3,0,0,0**
SQFT(src): **1,875 (A)**
LOT(src): **14,931/0.3428 (A)**
PARKING SPACES: **2**
YEAR BLT(src): **1966 (ASR)**
SUB TYPE: **SFR (D)**
DAM / CDAM: **51/51**

SALE TYPE: **STD**
ML#: **OC26201711**
B TRACT / MODEL: **La Paz (South) (LP)**
VIEW: **Yes**
POOL / SPA: Yes/Yes
AREA: **MS - Mission Viejo South**

PRICE PER SQFT: **$904.00**
ORIGINAL $: **$1,695,000**
COOLING: **Central Air**
HEATING: **Forced Air**
STORIES: **Two, Multi/Split**
HOA: **$386 (ANU)**
BAC:

LIST DATE: **09/16/26**
TERMS: **Cash, Cash to New Loan, Conventional**

EXTRAORDINARY OUTDOOR LIVING! Welcome to this beautifully updated pool home offering exceptional space, privacy and a coveted Southern California lifestyle in the heart of Mission Viejo. Set on an expansive, nearly 15,000-square-foot lot, this inviting 4-bedroom, 3-bath residence has been thoughtfully designed to embrace indoor-outdoor living. The beautifully remodeled, open concept kitchen offers a sophisticated feel throughout and opens to the incredible backyard. Light-filled living spaces and a comfortable, flowing floor plan make the home equally suited for relaxed everyday living and effortless entertaining. Step outside and discover your own private resort. The spacious backyard is centered around a sparkling, saltwater pool, spa, firepit and grill station with generous areas for lounging, outdoor dining and entertaining. Surrounded by mature landscaping and an incredible sense of space, this is a backyard designed for long summer days, evening gatherings under the stars and year-round enjoyment. The versatile floor plan offers plenty of room for family, guests, a home office or additional flex space. Remodeled bathrooms, new paint, carpet, new AC and solar! Conveniently located near shopping, dining, parks, award winning schools and everything Mission Viejo has to offer. Adding to the lifestyle is membership to Lake Mission Viejo, where residents can enjoy beaches, swimming, boating, fishing, paddleboarding, summer concerts and special events throughout the year. LOVE WHERE YOU LIVE!!!

26732 Carretas, Mission Viejo 92691

STATUS: **Pending** LIST PRICE: **$1,675,000**

exit La Paz and turn left, then right on Spadra and left on Carretas



BED / BATH: **4/3,0,0,0**
SQFT(src): **2,103 (A)**
LOT(src): **11,271/0.2587 (A)**
PARKING SPACES: **4**
YEAR BLT(src): **1967 (PUB)**
SUB TYPE: **SFR (D)**
DAM / CDAM: **7/7**

SALE TYPE: **STD**
ML#: **OC26212514**
B TRACT / MODEL: **Deane Homes (DE)**
VIEW: **Yes**
POOL / SPA: No/Yes
AREA: **MC - Mission Viejo Central**

PRICE PER SQFT: **$796.48**
ORIGINAL $: **$1,649,000**
COOLING: **Central Air**
HEATING: **Central**
STORIES: **Multi/Split**
HOA: **$153.45 (QTR)/$193(ANU)**
BAC:

LIST DATE: **07/28/26**
CLOSE DATE:
PURCHASE CONTRACT: **10/08/26**
CLOSE PRICE:
CONCESSIONS:
TERMS: **Cash, Cash to New Loan, FHA, VA Loan**

On a spacious lot in one of Mission Viejo's established, tree-filled neighborhoods, this fully reimagined split-level residence pairs striking curb appeal with distant mountain views and walls of glass that blur the line between indoors and out. Double entry doors open to a light-filled main level where vaulted ceilings, clerestory windows, and a sculptural stucco fireplace anchor the living room, with wide-plank light oak-toned flooring flowing throughout. A floor-to-ceiling slider extends the space to the backyard patio. At the heart of the home, the kitchen pairs white oak slim shaker cabinetry with veined quartz countertops and a full-height backsplash, a floating ledge, and a clean-lined range hood, while antique brass sconces glow above wraparound windows framing the backyard. Nearby, the dining area overlooks the courtyard and is complemented by a built-in dry bar with custom mirror, wine refrigerator, and long inset cabinetry. Upstairs, the primary suite opens to a private balcony above the backyard and offers two walk-in closets. Its spa-inspired bath is highlighted by a vaulted skylit ceiling, Sand Dollar gloss wall tile, taupe herringbone flooring, a frameless glass rain shower, and a reeded natural oak double vanity beneath gold-toned mirrors. Two additional bedrooms open to a generous front balcony overlooking the mountain range and share a vaulted, skylit hall bath with textured square glazed tile, a deep soaking tub, basketweave flooring, and a walnut vanity with gold-toned hardware. On the lower level, a spacious rec room and a bedroom suite create flexible space for guests, a home office, or extended stays, each opening directly to the yard. The suite's full bath takes a warmer turn, with vertically stacked beige tile, a light oak vanity, and matte black hardware. Two patios, a lush lawn beneath towering pines, and a tucked-away decomposed granite lounge, ideal for a fire pit, make for effortless entertaining. An owned solar system and new HVAC add lasting value. Within the highly regarded Saddleback Valley Unified School District near De Portola Elementary and Mission Viejo High School, the home is close to Lake Mission Viejo, Preciados Park, the Oso Creek Trail, shopping, dining, and I-5 via La Paz Road.

26635 Saddleback, Mission Viejo 92691 STATUS: **Closed**

LIST/CLOSE: **$1,649,000/$1,649,000**

La Paz - Mosquero - Saddleback



BED / BATH: **5/3,0,0,0**
SQFT(src): **2,293 (A)**
LOT(src): **7,811/0.1793 (A)**
PARKING SPACES: **2**
YEAR BLT(src): **1966 (ASR)**
SUB TYPE: **SFR (D)**
DAM / CDAM:**20/20**

SALE TYPE: **STD**
ML#: **OC26111136**
B TRACT / MODEL: **Deane Homes (DE)**
VIEW: **Yes**
POOL / SPA: Yes/No
AREA: **MC - Mission Viejo Central**

PRICE PER SQFT: **$719.15**
ORIGINAL $: **$1,649,000**
COOLING: **Central Air**
HEATING: **Central**
STORIES: **Two**
HOA: **$32 (MO)**
BAC:

LIST DATE: **05/21/26**
CLOSE DATE: **07/10/26**
CONCESSIONS: **$42,980**

PURCHASE CONTRACT: **06/12/26**
CLOSE PRICE: **$1,649,000**
TERMS: **Cash, Cash to New Loan, Conventional, FHA, VA Loan**

Located in the most central community of Mission Viejo and in the famous Deane Homes tract, this home boasts an impressive street presence. Beautiful farmhouse colonial architecture welcomes you to this 5 bedroom + 3 bathroom well-designed floor plan that has a remodeled upscale and open kitchen with a center island and top-of-the-line appliances, La Cantina doors that open to the pool for impressive entertaining and a large private backyard with sunset views. There is one bedroom and bathroom downstairs and additional 4 bedrooms upstairs, with a good-sized primary suite with 2 closets and remodeled bathroom. New paint, carpet and many new fixtures in this recently updated home. Conveniently located on a beautiful street within walking distance of all 3 schools, tennis/pickleball courts and the community pool. Easy hop on the freeway. Located near shopping, entertainment and transportation. Low association dues.

24911 Via Florecer, Mission Viejo 92692 STATUS: **Closed**

LIST/CLOSE: **$1,649,000/$1,649,000**

Crossroads are Marguerite Pkwy and Via Florecer



BED / BATH: **4/2,0,1,0**
SQFT(src): **2,230 (A)**
LOT(src): **8,000/0.1837 (A)**
PARKING SPACES: **2**
YEAR BLT(src): **1973 (PUB)**
SUB TYPE: **SFR (D)**
DAM / CDAM:**23/23**

SALE TYPE: **STD**
ML#: **OC26096226**
B TRACT / MODEL: **Madrid (Central) (MA)**
VIEW: **Yes**
POOL / SPA: Yes/Yes
AREA: **MC - Mission Viejo Central**

PRICE PER SQFT: **$739.46**
ORIGINAL $: **$1,649,000**
COOLING: **Central Air**
HEATING: **Central, Fireplace(s)**
STORIES: **Two**
HOA: **$0**
BAC:

LIST DATE: **05/04/26**
CLOSE DATE: **06/16/26**
CONCESSIONS: **$62,000**

PURCHASE CONTRACT: **05/28/26**
CLOSE PRICE: **$1,649,000**
TERMS: **Cash, Cash to New Loan, Conventional**

Welcome to this beautifully reimagined contemporary home in the heart of Mission Viejo. Featuring soaring ceilings, an open-concept layout, and abundant natural light, this home offers a seamless blend of style and functionality. The fully renovated kitchen is a true centerpiece, showcasing custom light wood cabinetry, sleek quartz countertops, a dramatic waterfall island, and designer finishes throughout. The adjacent living and dining areas create an inviting space ideal for both relaxing and entertaining, highlighted by clean lines, warm tones, and a statement fireplace. Upstairs and downstairs living spaces are thoughtfully designed, complemented by beautifully updated bathrooms with modern fixtures and a spa-inspired aesthetic. Step outside to a private backyard retreat featuring a pool, spa, built-in fire pit, and a covered pergola—perfect for entertaining or enjoying Southern California living year-round. The expansive lot offers both privacy and versatility. Additional highlights include a spacious 2-car garage with finished epoxy flooring, contemporary lighting throughout, remodeled laundry room and tasteful upgrades that elevate the home's overall appeal. Ideally located near top-rated schools, parks, shopping, and dining, this turnkey property offers the perfect blend of modern living and timeless comfort.

24622 Ladera Drive, Mission Viejo 92691 STATUS: Closed

LIST/CLOSE: $1,599,000/$1,625,000

5 freeway to La Paz Road, right on Mission Viejo, left on Marguerite Pkwy, left on Aldeano, right on Ladera



BED / BATH: **3/0,2,0,0**
SQFT(src): **1,650 (A)**
LOT(src): **10,087/0.2316 (A)**
PARKING SPACES: **2**
YEAR BLT(src): **1968 (ASR)**
SUB TYPE: **SFR (D)**
DAM / CDAM: **6/6**

SALE TYPE: **STD**
ML#: **OC26106477**
B TRACT / MODEL: **La Paz (Central) (LP)**
VIEW: **Yes**
POOL / SPA: No/No
AREA: **MC - Mission Viejo Central**

PRICE PER SQFT: **$984.85**
ORIGINAL $: **$1,599,000**
COOLING: **Central Air**
HEATING: **Central, Forced Air**
STORIES: **One**
HOA: **$193 (SAN)**
BAC:

LIST DATE: **05/20/26**
CLOSE DATE: **07/06/26**
CONCESSIONS: **$73,125**
PURCHASE CONTRACT: **06/01/26**
CLOSE PRICE: **$1,625,000**
TERMS: **Cash, Cash to New Loan, Conventional**

Set on an expansive 10,000+ square foot corner lot in a charming community, this beautifully reimagined single-level residence blends modern farmhouse style with thoughtful functionality and exceptional comfort. Completely renovated from top to bottom and fully repiped, the home offers three bedrooms, two full baths, and an open-concept design filled with warmth and natural light. The spacious family room flows seamlessly into the updated kitchen, creating an inviting atmosphere for both everyday living and entertaining. Designed with accessibility in mind, the home has ADA compatible features, with porcelain wood-look tile flooring throughout, and beautifully appointed walk-in and roll-in showers. Extensive improvements throughout the home include a stunning primary bath remodel with elegant marble flooring, quartz countertops, rain shower, heated towel bar, Toto bidet, and curbless shower design. The remodeled kitchen showcases custom cabinetry, quartz counters, designer tile backsplash, floating shelves, and updated stainless appliances. Additional upgrades include remodeled secondary bath finishes, new carpet in bedrooms, shiplap accents, recessed lighting, new interior doors and hardware, built-in closet systems, a 200 AMP electrical panel, newer roof, smooth-coat exterior finish, fresh interior and exterior paint, PEX repipe, and a recently installed water heater. Outside, the property truly shines with an incredible outdoor living environment designed for year-round enjoyment. A covered patio with ceiling fan, built-in gas BBQ, fire pit, porcelain tile patio, granite bar top, upgraded lighting, refreshed landscaping, new sod, irrigation systems, and mature trees create the perfect private setting for entertaining. Additional enhancements including a new driveway, charming brick walkway, window boxes, updated fencing, smart home features, and WiFi-enabled irrigation add both convenience and style. A two-car attached garage with direct access completes this exceptional turnkey residence, offering timeless design, modern upgrades, and effortless California living in one of the area's most desirable neighborhoods. Lake Mission Viejo membership includes access to a 125-acre lake with two swimming beaches, marina, fishing, picnic areas, playground, clubhouse, and year-round concerts and events.

26201 San Roque Dr, Mission Viejo 92691

STATUS: **Pending**

LIST PRICE: **$1,599,000**

Between La Paz Road and Mosquero Lane



BED / BATH: **5/3,0,0,0**
SQFT(src): **2,284 (A)**
LOT(src): **7,475/0.1716 (A)**
PARKING SPACES: **2**
YEAR BLT(src): **1965 (ASR)**
SUB TYPE: **SFR (D)**
DAM / CDAM: **30/30**

SALE TYPE: **STD**
ML#: **OC26213218**
B TRACT / MODEL: **Deane Homes (DE)**
VIEW: **Yes**
POOL / SPA: No/No
AREA: **MC - Mission Viejo Central**

PRICE PER SQFT: **$700.09**
ORIGINAL $: **$1,650,000**
COOLING: **Central Air, Whole House Fan**
HEATING: **Forced Air, Natural Gas**
STORIES: **Two**
HOA: **$153 (QTR)**
BAC:

LIST DATE: **10/06/26**
CLOSE DATE:
CONCESSIONS:
PURCHASE CONTRACT: **11/05/26**
CLOSE PRICE:
TERMS: **1031 Exchange, Cash, Cash to New Loan, Conventional, FHA, VA Loan**

Mission Viejo updated home with flexible living spaces, remodeled interiors, downstairs bedroom options, fresh landscaping, deep garage, EV charger, and indoor outdoor flow designed for everyday comfort. Welcome to 26201 San Rogue, where fresh paint, luxury vinyl flooring, new baseboards, new interior doors, recessed lighting, dual pane windows, and custom shutter blinds create a bright, move in ready feel. A new entry door welcomes you into a light filled living room with picture window and fireplace, setting the tone for quiet evenings, gatherings, and daily living. Double patio sliders extend the space outdoors, while a separate family room and formal dining area provide room for relaxed afternoons, holiday meals, and entertaining. The updated kitchen is designed for connection and function with new cabinetry, Taj Mahal quartz countertops, tile backsplash, pendant lighting, stainless steel sink, pantry, Frigidaire refrigerator, Whirlpool gas stove, microwave, dishwasher, and a peninsula with sit up seating. The versatile downstairs room offers excellent flexibility as an office or bedroom, complete with closet, private ensuite, and glass door access to the patio for fresh air breaks. An additional downstairs bedroom with updated ensuite gives guests or household members a comfortable private space, while sliding pocket doors provide added flexibility and privacy. Upstairs, the spacious primary bedroom includes a walk in closet and updated bathroom with a generous designer walk in shower, glass enclosure, and multiple showerheads for a spa inspired daily routine. New vanities, fixtures, and mirrors refresh the bathrooms, while mirrored closets, bedroom ceiling fans, built in hallway storage, additional storage closets, and central air conditioning add comfort and convenience throughout. Outside, fresh landscaping, decomposed granite accents, a new driveway, and automatic sprinklers create a welcoming setting with easy upkeep. The spacious deep garage features epoxy flooring and an EV charger, offering added function for parking, storage, hobbies, or everyday use. A home designed for quiet mornings, comfortable routines, lively gatherings, and flexible living in Mission Viejo. This fully renovated home has community access to Mission Viejo Swin and Raquet Club just steps from your front door for only $51 per month, plus you have MM O'Neil park access directly from your backyard, a huge bonus on top of everything else this home offers.