



FEATURES & UPGRADES

22202 Crystal Pond, Mission Viejo

FOX WILSON
GROUP

Overview

- Approx. 3,307 Sq. Ft. | 5 Bedrooms | 3 Full Bathrooms
- Main Floor Bedroom & Bath | 4-Car Garage | Oversized Corner Lot
- Pool & Spa | Built-in BBQ Structure | Expansive Patio Structure with Overhead Heaters, Beverage Refrigerator, Ice Maker & TV | Perfect for Hosting Outdoor Events

Exterior & Outdoor Living

- Full exterior repaint June 2021
- Front and back interlocking pavers installed (2021)
- Redesigned front entry with new interlocking paver walkway, sconce lighting, and half-circle stacked stone pony wall (2021)
- Artificial turf installed in front and rear yards (2021)
- Rear and southeast side yard expansion (2021) featuring:
 - Saltwater pool and spa
 - Built-in BBQ structure
 - Impressive Patio Cover with rain gutters, two ceiling fans, two electric heaters, beverage refrigerator, ice maker, and trash pull-out
 - New perimeter planters, landscaping, and added drainage
 - Dedicated trash storage enclosure
- Automatic pool fill system installed (2025)

Interior Highlights

- New dual-pane windows, sliders, and French doors (2017)
- Hardwood flooring throughout the main level (2017)
- Custom window blinds in kitchen, breakfast nook, family room, and primary suite (2025)
- New carpeting on stairwell and second level (2023)

Kitchen

- Fully remodeled kitchen (2017)
 - New cabinetry with pull-out storage
 - Expanded center island
 - Bosch stainless steel appliances

Family Room

- Custom-built family room cabinetry with beverage center and refrigerator (2017)
- New wood fireplace mantel with updated tile surround and new firebox (2023)

Laundry & Garage

- Laundry room remodel (2022) with new cabinetry, shiplap wall, and countertop
- Garage upgrades (2019) – Added additional built-in cabinetry and moveable storage bench
- Installed new fire-rated door (2024)

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Main Floor Bedroom/Office

- Home office built-ins added (2017)

Bedrooms & Bathrooms

- Main floor bath remodel (2024) with new vanity and shower pan
- Primary suite upgrades:
 - Added shiplap accent wall and fireplace tile surround (2023)
 - New wood mantel and firebox (2023)
 - Closet World organizers in walk-in closet (2022)
 - Complete bathroom remodel (2024)
 - Remote control blinds (2025)
 - Installed TOTO one-piece bidet toilet with smart seat
- Upstairs hallway bath remodel (2024)
- Bonus room walk-in closet with Closet World organizers (2022)
- Upstairs Guest bedrooms with remote control blinds (2025)

Systems & Community

- New furnace, A/C condenser (2023)
- Whole house re-pipe with Pex piping (performed by the prior owner)
- Canyon Crest HOA amenities include pools, spa, gym, clubhouse, tennis & pickleball courts, and playground
- HOA dues: \$253/month | Mission Viejo Lake Association: \$179 semi-annual



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