

# **\$1,110,000 - 12224 Pevero, Tustin**

MLS® #IG25063983

**\$1,110,000**

2 Bedroom, 3.00 Bathroom, 1,820 sqft

Residential on 12 Acres

Corte Villa (CTVL), Tustin,

Nestled within the exclusive gated community of Corte Villa, this exquisitely renovated home showcases contemporary elegance with meticulously curated Restoration

Hardware-style finishes. Thoughtfully redesigned, it features over \$40,000 in premium upgrades, including extra-wide 10-1/4" European Oak flooring, hand-finished with WOCA white Danish oil, lending warmth and sophistication throughout. The expansive living area is highlighted by soaring ceilings, striking architectural details, accent lighting, and a stunning hand-troweled limestone fireplace that serves as a dramatic focal point. The chef's kitchen is both stylish and functional, boasting granite countertops, top-of-the-line Thermador appliances, a gas cooktop, an included refrigerator, a water filtration system in the sink, and a spacious pantry closet, all with direct access to a private courtyard for seamless indoor-outdoor living. Upstairs, the bathrooms feature large-scale herringbone tile and Ditra waterproof underlayment, enhancing both aesthetics and durability. Newly upgraded from new baseboards and sleek black door hardware to light-sensing illuminated stair lighting. The outdoor space is equally inviting, featuring an oversized terrace with lush landscaping, including rosemary, lime, and grape trees, creating a serene retreat perfect for entertaining or relaxation. Additional enhancements include a washer and dryer, custom roller blinds throughout, media-ready



wiring with a concealed media box over the fireplace, a programmable outdoor sprinkler and irrigation system, outdoor landscape lighting, fully permitted EV charger wiring in the garage, and overhead garage storage racks. Ideally situated in a quiet interior location, this home is just a few moments from Tustin Ranch Golf Club and within walking distance of award-winning schools, the marketplace, diverse shopping and dining options, and the scenic hiking and biking trails at Peterâ€™s Canyon. Residents of Corte Villa enjoy resort-style amenities, including a pool and spa, tennis courts, a playground, and a park, all within a beautifully maintained community. This stunning, move-in-ready home offers a rare opportunity to experience luxury, convenience, and an unparalleled lifestyleâ€”schedule your private showing today.

Built in 1990

## Essential Information

MLS® #	IG25063983
Price	\$1,110,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,820
Acres	11.88
Year Built	1990
Type	Residential
Sub-Type	Condominium
Style	Mediterranean
Status	Closed
Listing Agent	Monica Franco
Listing Office	PAK Home Realty

## Community Information

Address 12224 Pevero  
Area 89 - Tustin Ranch  
Subdivision Corte Villa (CTVL)  
City Tustin  
County Orange  
Zip Code 92782

## Amenities

Amenities Pool, Spa/Hot Tub, Tennis Court(s), Pets Allowed  
Utilities Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected  
Parking Spaces 2  
Parking Concrete, Direct Access, Door-Single, Electric Vehicle Charging Station(s), Garage  
# of Garages 2  
Garages Concrete, Direct Access, Door-Single, Electric Vehicle Charging Station(s), Garage  
View Neighborhood  
Has Pool Yes  
Pool Community, Fenced, In Ground, Association, Filtered, Gunite  
Security Carbon Monoxide Detector(s), Fire Sprinkler System, Gated Community, Smoke Detector(s)

## Exterior

Exterior Concrete, Stucco  
Exterior Features Rain Gutters  
Lot Description ZeroToOneUnitAcre, Back Yard, Drip Irrigation/Bubblers, Landscaped, Level, Sprinklers Timer, Near Park  
Windows Drapes, Screens, Roller Shields  
Roof Spanish Tile  
Construction Concrete, Stucco  
Foundation Concrete Perimeter, Slab, Tie Down

## Interior

Interior Tile, Wood  
Interior Features Balcony, Cathedral Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Two Story Ceilings, Wired for Data, All Bedrooms Up, Multiple Primary Suites, Primary Suite, Tile Counters, Track Lighting  
Appliances Dishwasher, Electric Oven, Gas Cooktop, Gas Water Heater, Microwave,

	Refrigerator, Range Hood, Self Cleaning Oven, Water To Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Gas Starter, Living Room
# of Stories	2
Stories	Two

## School Information

District	Tustin Unified
Elementary	Ladera Ranch
Middle	Pioneer
High	Beckman

## Additional Information

Date Listed	March 28th, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

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