

# \$2,557,000 - 15 Pisano Street, Ladera Ranch

MLS® #LG25153944

**\$2,557,000**

5 Bedroom, 5.00 Bathroom, 4,574 sqft

Residential on 0 Acres

Capistrano (CAPO), Ladera Ranch,

\*\*Huge price drop! Experience the best of Ladera Ranch living at 15 Pisano, now offered at an incredible new value. Act fast, this listing will not be available much longer!\*\* Beyond the gates of Covenant Hills, a 24hr guard gated community, 15 Pisano is Situated on a single-loaded cul-de-sac street .This stunning Craftsman semi-custom estate that blends timeless elegance with modern functionality, set against serene canyon and hillside sunset views. Recently appraised at \$3.3 million, this exceptional home was built by K. Hovnanian, and sits on a 9,800 sqft lot. This home offers 4,600 sqft of beautifully curated living space, including 5 bedrooms and 4.5 bathrooms. High ceilings and Richard Marshall wood flooring enhance the home's open, light-filled layout. The chef's kitchen features a 48" Wolf double oven range, 42" Sub-Zero fridge, custom cabinetry, oversized center island, walk-in pantry, and butler's station connecting to the formal dining room. The kitchen flows into the casual dining area and spacious family room with fireplace. The formal living and dining room open to a private interior courtyard with fireplace, leading to a separate one-bedroom en-suite casita ideal for guests, family, or a home office. Upstairs, four spacious bedrooms and a bonus room/children's retreat with French doors open to the courtyard. The luxurious primary suite offers a sitting area with fireplace, dual walk-in closets, spa-like soaking tub, and oversized walk-in shower. The professionally



landscaped backyard is perfect for entertaining, with a covered outdoor kitchen, BBQ, bar seating, mature fruit trees, and private retreat-like space. Additional features include a spacious laundry room, soft water system, newer water heater and dual furnaces, and a large 3-car garage as well as a separate 4th garage which could be converted into an office or additional bedroom. Near Covenant Hills™ clubhouse, pool, tennis courts, scenic trails, and top-rated schools, 15 Pisano offers access to all Ladera Ranch amenities, including 25 parks, 14 pools, 7 hiking trails, 6 tennis courts, 4 clubhouses, pickleball courts, dog park, skate park, water park, and more. This is Southern California living at its finest in one of Orange County's most sought-after communities.

Built in 2006

## Essential Information

MLS® #	LG25153944
Price	\$2,557,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,574
Acres	0.22
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Bryan Whittam
Listing Office	Bullock Russell RE Services

## Community Information

Address	15 Pisano Street
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Area	LD - Ladera Ranch
Subdivision	Capistrano (CAPO)
City	Ladera Ranch
County	Orange
Zip Code	92694

## Amenities

Amenities	Barbecue, Clubhouse, Dog Park, Fire Pit, Other Courts, Outdoor Cooking Area, Pickleball, Picnic Area, Playground, Pool, Spa/Hot Tub, Sport Court, Tennis Court(s), Trail(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Direct Access, Door-Multi, Door-Single, Driveway, Garage
# of Garages	4
Garages	Direct Access, Door-Multi, Door-Single, Driveway, Garage
View	Canyon, Hills, Panoramic
Has Pool	Yes
Pool	Association

## Exterior

Exterior	Stucco
Exterior Features	Barbecue, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Near Park, Sprinklers In Front, Sprinklers In Rear, Sprinkler System
Roof	Tile
Construction	Stucco

## Interior

Interior	Wood
Interior Features	Balcony, Bedroom on Main Level, Central Vacuum, Crown Molding, Eat-in Kitchen, Jack and Jill Bath, Recessed Lighting, Separate/Formal Dining Room, Walk-In Closet(s), Workshop
Appliances	Barbecue, Dishwasher, Disposal, Double Oven, Gas Cooktop, Gas Oven, Gas Range, Microwave, Range Hood, Refrigerator, SixBurnerStove, Water Softener
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Outside, Primary Bedroom

# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Oso Grande
Middle	Ladera Ranch
High	San Juan Hills

## Additional Information

Date Listed	July 9th, 2025
Days on Market	130
Short Sale	N
RE / Bank Owned	N

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