

# **\$815,000 - 26622 Guadiana, Mission Viejo**

MLS® #NP25017134

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## **\$815,000**

2 Bedroom, 2.00 Bathroom, 1,739 sqft  
Residential on 0 Acres

La Mancha (Pud) (LM), Mission Viejo,

Welcome home to 26622 Guadiana, located in the highly sought-after neighborhood of La Mancha in Mission Viejo! This popular Aragon floor plan features approximately 1,739 square feet of living space, 2 bedrooms, a LOFT, and 2 bathrooms. Upon entering, you'll be greeted by soaring cathedral ceilings and numerous windows that allow for an abundance of natural light. The living room centers around a charming brick fireplace, and doors that lead out to a patio overlooking the neighborhood. The kitchen is complete with stainless steel sink and appliances, including an oven, microwave, and gas cooktop. On the main level, you'll also find a secondary bedroom and a Jack-and-Jill bathroom with a walk-in shower. Retreat to your private primary suite, complete with a generous sized walk-in closet and an en-suite bathroom featuring a shower/soaking tub combo, dual vanity sinks, and french doors that open to your own private porch, where you can enjoy gorgeous hillside views. Upstairs, you'll find a spacious loft with built-in shelving and a wet bar, ideal for a home office, lounge area, or entertaining space. The home also includes a separate laundry room with washer and dryer hookups, and a newer HVAC system installed in October 2023. Additional features include direct access to a two-car garage with built-in cabinetry for extra storage, plus a driveway for added convenience. Community amenities include two pools, scenic walking trails, and access to Lake Mission Viejo. Conveniently



located near the Mission Viejo Golf Course,  
freeways, shopping, dining, and more!

Built in 1976

**Essential Information**

MLS® #	NP25017134
Price	\$815,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,739
Acres	0.06
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home, Spanish
Status	Closed
Listing Agent	Melissa Edelman
Listing Office	Marterra Real Estate

**Community Information**

Address	26622 Guadiana
Area	MS - Mission Viejo South
Subdivision	La Mancha (Pud) (LM)
City	Mission Viejo
County	Orange
Zip Code	92691

**Amenities**

Amenities	Pool, Trash
Utilities	Electricity Available, Sewer Connected, Natural Gas Available, Water Available
Parking Spaces	2
Parking	Guest, Direct Access, Driveway, Garage
# of Garages	2
Garages	Guest, Direct Access, Driveway, Garage
View	Neighborhood, Hills
Has Pool	Yes

Pool	Association
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## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Landscaped
Roof	Tile
Construction	Stucco

## Interior

Interior	Tile, Carpet
Interior Features	Ceiling Fan(s), High Ceilings, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Built-in Features, Jack and Jill Bath, Loft, Multiple Staircases, Primary Suite, Recessed Lighting, Storage, Wet Bar
Appliances	Dishwasher, Gas Cooktop, Microwave, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Three Or More

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	January 23rd, 2025
Days on Market	65
Short Sale	N
RE / Bank Owned	N

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