

# \$1,458,000 - 23 Yellowpine Lane, Trabuco Canyon

MLS® #OC25004765

**\$1,458,000**

3 Bedroom, 3.00 Bathroom, 1,925 sqft

Residential on 0 Acres

Hidden Ridge (HR), Trabuco Canyon,

Gorgeously upgraded pool house with ENTERTAINER™S RESORT-STYLE BACKYARD is nestled on a quiet cul-de-sac in the Hidden Ridge surrounded by the beautiful Saddleback Mountains. Originally designed as a four-bedroom by the builder, this home currently features three bedrooms and a spacious loft, which can be easily converted back into the fourth bedroom. Upon entry, you'll be greeted by soaring vaulted ceilings, elegant ceramic tile flooring, crown molding and upgraded baseboards. The open-concept kitchen boasts a cozy breakfast nook, ample cabinetry, granite countertops, a designer glass tile backsplash, and stainless-steel appliances—perfect for the home chef. The inviting family room includes a stacked-stone fireplace, built-in entertainment center with surround sound, and picturesque views of the lush, private backyard. Inside laundry & powder room complete the lower level. Upstairs has a spacious master suite bathed in natural light, featuring expansive windows, dual sinks, and a large walk-in closet, two remaining bedrooms sharing a secondary bathroom, and a loft perfectly suited for a home office, library, or children's play area. This backyard is truly an entertainer's paradise. Relax by the saltwater pool and spa, complete with calming water features and a custom fire-and-water pit. Gather with friends under the stunning Palapa with a granite bar, built-in BBQ, refrigerator, and mounted TV for unforgettable outdoor



evenings. Creating a backyard like this today is very costly and time consuming, making this home an incredible value. The spacious three-car garage is equipped with epoxy flooring, custom cabinetry, and even a bonus office space of approximately 150 square feet, complete with wood flooring, built-in cabinets, and a ceiling fan. Ideally located near top-rated schools, parks, shopping, and extensive hiking and biking trails, this home offers the best of Southern California living with no Mello-Roos and a low HOA. Come experience the dream lifestyle in this exceptional property!

Built in 1994

## Essential Information

MLS® #	OC25004765
Price	\$1,458,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,925
Acres	0.19
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Zhu Chen
Listing Office	Real Broker

## Community Information

Address	23 Yellowpine Lane
Area	TC - Trabuco Canyon
Subdivision	Hidden Ridge (HR)
City	Trabuco Canyon
County	Orange

Zip Code 92679

## Amenities

Amenities	Other
Utilities	Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available
Parking Spaces	3
# of Garages	3
View	None
Has Pool	Yes
Pool	Heated, In Ground, Private, Salt Water
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features	Fire Pit
Lot Description	Cul-De-Sac, Front Yard, Landscaped, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System, Yard, ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Tile

## Interior

Interior	Carpet, Tile
Interior Features	All Bedrooms Up, Breakfast Area, Ceiling Fan(s), Crown Molding, Eat-in Kitchen, High Ceilings, Loft, Quartz Counters, Recessed Lighting, Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Built-In Range, Dishwasher, Disposal, Dryer, Gas Oven, Gas Range, Microwave, Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District Saddleback Valley Unified

## Additional Information

Date Listed January 17th, 2025  
Days on Market 35

Short Sale N  
RE / Bank Owned N

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