

# \$1,375,000 - 49 Apache Drive, Trabuco Canyon

MLS® #OC25006463

**\$1,375,000**

4 Bedroom, 3.00 Bathroom, 2,055 sqft

Residential on 0 Acres

California Landmark (CALM), Trabuco Canyon,

Welcome to Wagon Wheel Canyon!

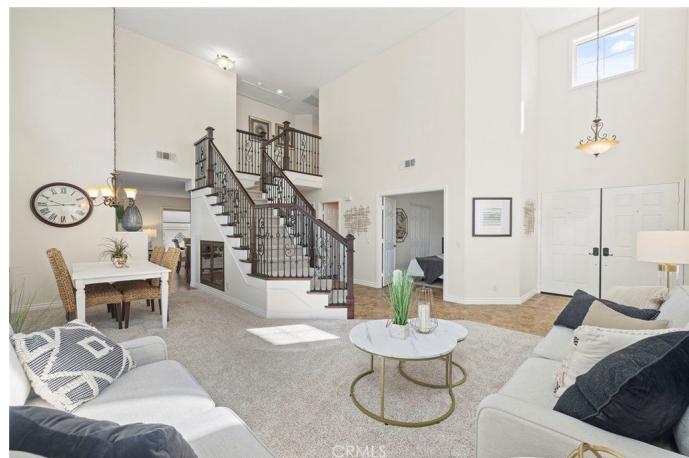
This stunning home in the desirable Wagon Wheel Canyon community is meticulously maintained and showcases a true pride of ownership with an array of upgrades.

The sellers recently converted the downstairs office/den into a true bedroom, offering flexibility for guests or multi-generational living. A full bathroom with a shower is conveniently located just down the hall. As you enter through the front doors, you'll notice the vaulted ceilings and abundant natural light, accentuated by the fresh, light-colored paint.

The remodeled kitchen, complete with detailed finishes, flows seamlessly into the family room, creating a perfect space for gathering. The formal dining and living rooms add a touch of elegance for more intimate occasions.

Upstairs, the primary suite offers a built-in desk and a beautifully remodeled bathroom. Two additional bedrooms share a Jack and Jill bathroom. For added convenience, a pull-down ladder provides easy access to attic storage.

The backyard is an entertainer's dream, featuring a built-in BBQ and a cozy outdoor fireplace. The immaculate 3-car garage includes epoxy flooring in the 2-car section and provides ample storage space.



With a low HOA of just \$96 per month, no Mello-Roos, and access to award-winning schools in the Capistrano Unified School District, this home is perfectly positioned near the 241 Toll Road and Los Patrones Parkway for easy commuting. Don't miss your opportunity to own this incredible home!

Built in 1996

## Essential Information

MLS® #	OC25006463
Price	\$1,375,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,055
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Debra Dunne
Listing Office	First Team Real Estate

## Community Information

Address	49 Apache Drive
Area	WW - Wagon Wheel
Subdivision	California Landmark (CALM)
City	Trabuco Canyon
County	Orange
Zip Code	92679

## Amenities

Amenities	Barbecue, Picnic Area, Playground, Sport Court
Utilities	Electricity Connected, Sewer Connected, Cable Available, Natural Gas Connected, Phone Available, Water Connected
Parking Spaces	6

# of Garages	3
View	None
Pool	None

## Exterior

Lot Description	Front Yard, Landscaped
Windows	Double Pane Windows, Screens, Blinds

## Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Eat-in Kitchen, High Ceilings, Bedroom on Main Level, Walk-In Closet(s), Attic, Granite Counters, Jack and Jill Bath
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Built-In Range, Electric Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Outside
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
----------	--------------------

## Additional Information

Date Listed	January 10th, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 6th, 2026 at 5:55am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.