

# \$998,995 - 26562 Guadiana, Mission Viejo

MLS® #OC25017745

**\$998,995**

3 Bedroom, 3.00 Bathroom, 1,943 sqft

Residential on 0 Acres

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

Charming end-unit townhome nestled in the heart of Mission Viejo & located in the sought after La Mancha Townhome community. This meticulously maintained home is just under 2,000 sq. ft offering the perfect blend of comfort & convenience in this desirable neighborhood. Plenty of windows with bright western exposure sun light in the spacious living room with a two-story cathedral ceiling & a cozy sunken fireplace with seating area, only found in this original Montiel model home. Off the living room is a charming front balcony, which also provides electricity & a waterspout for easy maintenance and watering plants, as well as the perfect place to watch spectacular sunsets & the 4th of July fireworks! Beyond the foyer is a spacious family room with a bar, dining room & fully updated kitchen, with stainless steel appliances, quartz countertops & plenty of soft-close cabinets, drawers & pantry, plus a unique window covering. The windows are all dual pane & feature white plantation shutters throughout the home. The slider off the dining room takes you onto a large deck with a beautiful view of the greenbelt—a perfect place for summer dining or relaxing with a good book & a glass of wine. The main level also offers a bedroom or office space with vinyl plank flooring & 3/4-bathroom next door. Upstairs is a spacious master suite with cathedral ceiling & ensuite bath featuring double sinks, a large walk-in shower, & plenty of fitted closet space, plus a 3rd bedroom & updated hall bath. Main Level flooring is



primarily ceramic tile with wood in dining room & fireplace areas. A 2-car garage with an abundance of storage closets & shelving, plus one of the few driveways in the community, leads to direct access to the home with an updated indoor laundry room featuring newer LG washer & dryer, shelving and a closet on the same level. NEW heating and cooling units installed. Community amenities include: two pools, serene walking trails, lush greenbelts, plus it's adjacent to the Mission Viejo Golf & Tennis Club. This home is conveniently located off the 5 Fwy, with access close to the 73 & 241 Toll Roads, plus, top-rated schools, great shopping, minutes from the Shops at Mission Viejo Mall, great restaurants, & parks, along with a Membership to Lake Mission Viejo offering: boating, fishing, swimming, summer concerts, picnicking & other recreational activities. Don't miss the great opportunity to make this lovely Mission Viejo residence your own. Seller is motivated.

Built in 1976

## Essential Information

MLS® #	OC25017745
Price	\$998,995
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,943
Acres	0.06
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ruth Bridge
Listing Office	The Global Equities Group

## Community Information

Address 26562 Guadiana  
Area MS - Mission Viejo South  
Subdivision La Mancha (Pud) (LM)  
City Mission Viejo  
County Orange  
Zip Code 92691

## Amenities

Amenities Maintenance Front Yard, Maintenance Grounds, Picnic Area, Pool, Spa/Hot Tub  
Parking Spaces 4  
Parking Driveway, Garage, Guest  
# of Garages 2  
Garages Driveway, Garage, Guest  
View Neighborhood, Park/Greenbelt, Pool  
Has Pool Yes  
Pool Association  
Security Carbon Monoxide Detector(s)

## Exterior

Exterior Features Rain Gutters  
Lot Description ZeroToOneUnitAcre, Corner Lot, Greenbelt, Paved  
Windows Blinds, Custom Covering(s), Double Pane Windows, Plantation Shutters, Screens

## Interior

Interior Carpet, Tile, Wood  
Interior Features Balcony, Bedroom on Main Level, Cathedral Ceiling(s), Ceiling Fan(s), Primary Suite, Quartz Counters, Recessed Lighting  
Appliances Disposal, Gas Water Heater, Microwave, Gas Cooktop, Gas Oven, Gas Range, Refrigerator, Self Cleaning Oven, Water Heater, Water To Refrigerator  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Living Room  
# of Stories 3  
Stories Three Or More, Two

## School Information

District	Capistrano Unified
Elementary	Viejo
Middle	Newhart
High	Capistrano Valley

## Additional Information

Date Listed	January 22nd, 2025
Days on Market	40
Short Sale	N
RE / Bank Owned	N

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