

\$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 itâ€™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. Donâ€™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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