

# **\$1,190,000 - 11 Clementine Street, Trabuco Canyon**

MLS® #OC25025113

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## **\$1,190,000**

4 Bedroom, 3.00 Bathroom, 1,980 sqft  
Residential on 0 Acres

California Crosswinds (CACW), Trabuco Canyon,

This home is located in a highly sought neighborhood and stands out for its veristile floorplan. Configured as a 3 Bedroom plus a large open loft which can easily be enclosed as the 4th bedroom. High ceilings and lots of natural light. Wheel Wheel is a beautiful neighborhood nestled in the foothills of Trabuco Canyon. The neighborhood has that "out of the way" feel but is close to award winning schools, parks, recreation, as well as the 241 corridor that takes you to the beaches or to Irvine Spectrum and the Airport in often time less than 30 minutes! The owners have gone to great lengths to prepare this home and it shows in the attention to detail. Wagon Wheel has a low association fee of just 96.00/month that provides a park with playground, sports court, picnic areas, and trails for walking or biking. 11 Clementine boasts an Open kitchen with island and eating area connected to a large family room with cozy fireplace. There is a formal dining area and living room on the main floor. Upstairs has large multi use area that is currently used as an office/loft. This was the builder option and can very easily be converted to a 4th bedroom. Spacious secondary bedrooms and bath with dual sinks. The Primary bedroom has it own bath with separate tub and walk in shower, and walk in closet. Very open floor plan with no wasted space!! The lot is nearly 6000sf which is very private with trees that give the home a serene feel. Enjoy relaxing in the spa or evening dinners outdoors. There



are so many reasons to come visit this lovely home and make it your own!! COME VISIT US AND STAY AWHILE!!

Built in 1995

### Essential Information

MLS® #	OC25025113
Price	\$1,190,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,980
Acres	0.14
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Molly Peterson
Listing Office	Regency Real Estate Brokers

### Community Information

Address	11 Clementine Street
Area	WW - Wagon Wheel
Subdivision	California Crosswinds (CACW)
City	Trabuco Canyon
County	Orange
Zip Code	92679

### Amenities

Amenities	Picnic Area, Playground, Sport Court, Trail(s)
Utilities	Natural Gas Available, Electricity Available
Parking Spaces	2
Parking	Garage, Concrete, Direct Access, Door-Multi, Driveway
# of Garages	2
Garages	Garage, Concrete, Direct Access, Door-Multi, Driveway

View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Front Yard, Back Yard, Yard
Windows	Blinds
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Recessed Lighting, Loft, All Bedrooms Up, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Built-In Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Wagon Wheel
Middle	Las Flores
High	Tesoro

## Additional Information

Date Listed	February 3rd, 2025
Days on Market	43
Short Sale	N
RE / Bank Owned	N

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