

# \$4,000 - 19 Arlington Street, Ladera Ranch

MLS® #OC25037003

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## \$4,000

2 Bedroom, 3.00 Bathroom, 1,600 sqft  
Residential Lease on 5 Acres

Briar Rose (BROS), Ladera Ranch,

Welcome to this charming 2-bedroom, 2.5-bathroom townhome with a 2-car attached garage, offering 1,600 square feet of living space in the highly desirable Briar Rose community of Ladera Ranch. Enjoy a spacious covered front porch, perfect for relaxing or entertaining. Step inside to a light and bright living room featuring numerous windows, high ceilings, and a cozy fireplace, creating a welcoming and airy ambiance. Beautiful hardwood floors extend throughout the main level and staircase, while plush carpet enhances the upper level. The home features a split-level living and dining area, along with a convenient half bath on the main floor. The kitchen is equipped with granite countertops, a large center island with counter seating, stainless steel appliances, beautiful white cabinetry, a tile backsplash, recessed lighting, and a large window that brings in abundant natural light.

The dual master suites are designed for ultimate comfort, complete with ceiling fans and large windows that fill the rooms with natural light. The primary suite is truly a retreat, featuring a spacious walk-in closet with custom organizers and a luxurious en-suite bathroom with a walk-in shower, soaking tub, and dual sinks. The secondary bedroom is also generous in size and boasts its own full bath with a shower-tub combo and a wall closet.

The upper loft has been converted into an office nook with built-in cabinets perfect for



working from home. A separate laundry room with a full-size washer and dryer, along with additional storage cabinets, is conveniently located on the upper level. Enjoy the convenience of a direct-access 2-car garage with custom-built cabinetry for ample storage, plus an additional storage area under the home, accessible through the garage. This home comes equipped with a full-house water softener system and a Nest thermostat. Just steps away from the community pool and kidsâ€™ playground, residents also have easy access to all Ladera Ranch amenities, including pools, playgrounds, numerous parks, clubhouses, a water park, a skate park, a dog park, as well as tennis, pickleball, basketball, and volleyball courts, scenic trails, and more. Conveniently located near schools, shopping and dining. Cox high-speed internet, a refrigerator, and a washer and dryer included. Don't miss this one! Schedule a showing today to see this beautiful home.

Built in 2005

### Essential Information

MLS® #	OC25037003
Price	\$4,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,600
Acres	4.75
Year Built	2005
Type	Residential Lease
Sub-Type	Condominium
Status	Closed
Listing Agent	Seema Narkhede
Listing Office	Barrister Realty

## Community Information

Address	19 Arlington Street
Area	LD - Ladera Ranch
Subdivision	Briar Rose (BROS)
City	Ladera Ranch
County	Orange
Zip Code	92694

## Amenities

Amenities	Clubhouse, Tennis Court(s), Barbecue, Pickleball, Pool, Spa/Hot Tub
Utilities	Association Dues, Sewer Connected
Parking Spaces	2
Parking	Direct Access, Garage, Garage Faces Rear
# of Garages	2
Garages	Direct Access, Garage, Garage Faces Rear
View	None
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Separate/Formal Dining Room, Walk-In Closet(s), All Bedrooms Down, Breakfast Bar, Ceiling Fan(s)
Appliances	Refrigerator, Dishwasher, Dryer, Gas Range, Microwave, Washer, Water Heater, Water Softener
Heating	Central, Natural Gas, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Three Or More

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	February 18th, 2025
Days on Market	26

Short Sale                N

RE / Bank Owned      N

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