

\$1,114,000 - 6 Kendall Place, Lake Forest

MLS® #OC25045671

\$1,114,000

3 Bedroom, 3.00 Bathroom, 1,600 sqft
Residential on 0 Acres

California Coventry (FHCV), Lake Forest,

SEEING IS BELIEVING! Fantastic opportunity to own a single-family detached home for under \$1,200,000 in the desirable hillside community of Foothill Ranch. Situated on a quiet, interior tract corner lot, this home offers great curb appeal with a charming country-style porch—a perfect place to call home. You'll love the spacious, open floor plan with abundant windows that fill the space with natural light. This three-bedroom, 2.5-bath home features a separate family room accented by a stacked stone fireplace and custom mantel with a bright and sunny orientation. The remodeled kitchen boasts granite countertops, a stylish backsplash, a graphite sink, brushed nickel fixtures, and recessed lighting. Custom upgrades include a freshly painted interior, new neutral carpeting, tile and upgraded laminate flooring, plantation shutters, upgraded baseboards, an updated A/C compressor, faux-wood blinds, PEX re-piping (2015), and an attic fan. The primary suite features high-volume ceilings, a walk-in closet, and a remodeled bathroom with custom tile flooring, dual marble vanities, and a custom walk-in shower enclosure. Downstairs is a family room with a media niche, two secondary bedrooms, and a fully remodeled bathroom. The backyard is a private retreat with a covered patio, dining area, and raised planters, perfect for a victory garden. Walking distance to shopping, dining, and Whiting Ranch Wilderness Park with fabulous mountain biking and hiking trails. Convenient



to the 241 Toll Road and just minutes from the Irvine Spectrum. Hurry this home will not last long at this price.

Built in 1995

Essential Information

MLS® #	OC25045671
Price	\$1,114,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,600
Acres	0.07
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Tim Morissette
Listing Office	Coldwell Banker Realty

Community Information

Address	6 Kendall Place
Area	FH - Foothill Ranch
Subdivision	California Coventry (FHCV)
City	Lake Forest
County	Orange
Zip Code	92610

Amenities

Amenities	Management
Utilities	Electricity Connected, Cable Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4
# of Garages	2
View	None
Pool	None

Exterior

Exterior	Drywall, Concrete, Stucco
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System
Windows	Blinds, Double Pane Windows, Screens
Roof	Concrete
Construction	Drywall, Concrete, Stucco
Foundation	Slab

Interior

Interior	Carpet, Laminate, Tile
Interior Features	Breakfast Area, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Stone Counters, Tile Counters, Unfurnished, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Built-In Range, Electric Oven, Gas Cooktop, Gas Water Heater, Ice Maker, Microwave
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Gas, Gas Starter, Living Room
# of Stories	2
Stories	Multi/Split

School Information

District	Saddleback Valley Unified
Elementary	Foothill Ranch
Middle	Rancho Santa Margarita
High	Trabuco Hills

Additional Information

Date Listed	March 3rd, 2025
Days on Market	106
Short Sale	N
RE / Bank Owned	N

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