

# **\$1,230,000 - 25112 Vespucci, Laguna Hills**

MLS® #OC25046306

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## **\$1,230,000**

5 Bedroom, 3.00 Bathroom, 2,550 sqft  
Residential on 0 Acres

Capistrano Highlands (CH), Laguna Hills,

Welcome to 25112 Vespucci Road, a super investment opportunity nestled in the heart of Laguna Hills, CA. This home boasts an impressive 2,550 square feet of living space, with 2 very desired full sized bedrooms on the main level, 3 upstairs plus a permitted converted attic that can be used as a flex space.

This is one of the largest floor plans in the neighborhood and it just needs some TLC. Remodel this home and make it into your own.

Highlights: PEX Plumbing, Newer Vinyl Windows, Sliders, Permitted Converted attic, laundry room upstairs and the exterior of the home was repainted last year. All popcorn ceiling was removed so investors and or buyers will find that this home just needs some cosmetic updates.

The generously sized flat and usable lot, spanning 8,066 square feet, is fully enclosed with white vinyl walls and gates. This lot offers endless possibilities for outdoor enjoyment and is large enough to expand for more parking if you remove the pad of grass out front adjacent to the garage. Whether you envision a tranquil garden oasis or a vibrant entertaining space, this backyard is a blank canvas awaiting your personal touch. Just throw some seed down, water it and you will have an amazing yard. There is also a nice



storage shed out back and two awnings with concrete pads, one on the side and back of the home. Perfect for outdoor dining and lounging.

Conveniently located in Laguna Hills, this home offers easy access to a variety of new neighborhood amenities and attractions, ensuring a vibrant and fulfilling lifestyle.

The newer Marshalls and Starbucks is a hit and plans are to have much more in this community. Don't miss the opportunity to make 25112 Vespucci Road your new address and make it your own.

Built in 1966

**Essential Information**

MLS® #	OC25046306
Price	\$1,230,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,550
Acres	0.19
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Khan Varnishung
Listing Office	Compass

**Community Information**

Address	25112 Vespucci
Area	S2 - Laguna Hills
Subdivision	Capistrano Highlands (CH)
City	Laguna Hills
County	Orange
Zip Code	92653

## Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	Attic, Bedroom on Main Level, Walk-In Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Disposal, Microwave, Refrigerator, Dryer, Washer
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Saddleback Valley Unified
Elementary	Lomarena
High	Laguna Hills

## Additional Information

Date Listed	February 24th, 2025
Short Sale	N
RE / Bank Owned	N

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