

# \$1,150,000 - 22112 Shadyvale Lane, Lake Forest

MLS® #OC25050154

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## \$1,150,000

3 Bedroom, 3.00 Bathroom, 2,397 sqft

Residential on 0 Acres

Woods (TW), Lake Forest,

Escape the noise of the city to the sanctuary of the "WOODS". Enjoy the serenity and quite peace this home provides among the many trees with walking trails leading to your next adventure. This home offers a versatile floorplan for entertaining family and friends and is located on a small private cul de sac. Beautiful double door entrance leads into a large living/ formal dining GREAT room with expansive vaulted ceilings. Custom wood flooring T/O downstairs. Huge formal master suite features dual sink vanity with large walk in closet. Lots of windows T/O offer splashes of sunshine in every room! Enjoy the tranquility of the very private 8190 sqft wrap around yard that features two levels for entertaining with custom concrete patio pavers. Oversized garage with pull down attic space for large storage area. Walk to the Sun and Sail HOA that offers a clubhouse, access to the lake, pickleball /tennis courts, gym, sand volley ball and on site pre-school to name a few amenities. Blue Ribbon Schools. This home offers a tremendous opportunity to create your own castle!



Built in 1976

## Essential Information

MLS® #	OC25050154
Price	\$1,150,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,397
Acres	0.19
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional, Contemporary
Status	Closed
Listing Agent	Catherine Miller
Listing Office	Realty One Group West

### Community Information

Address	22112 Shadyvale Lane
Area	LS - Lake Forest South
Subdivision	Woods (TW)
City	Lake Forest
County	Orange
Zip Code	92630

### Amenities

Amenities	Barbecue, Billiard Room, Clubhouse, Fitness Center, Meeting/Banquet/Party Room, Pickleball, Pool, Recreation Room, Spa/Hot Tub, Tennis Court(s)
Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Sewer Available, Sewer Connected
Parking Spaces	2
Parking	Door-Multi, Driveway, Garage, Direct Access, Garage Faces Front
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Direct Access, Garage Faces Front
View	Park/Greenbelt
Has Pool	Yes
Pool	In Ground, Association, Community, Heated
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### Exterior

Lot Description	Landscaped, Close to Clubhouse, Cul-De-Sac, Drip Irrigation/Bubblers, Front Yard, Garden, Greenbelt
Windows	Blinds

Roof	Concrete
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## Interior

Interior	Tile, Laminate
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Interior Features	Breakfast Bar, All Bedrooms Up, Attic, Cathedral Ceiling(s), Granite Counters, High Ceilings, Open Floorplan, Pull Down Attic Stairs, Recessed Lighting, Separate/Formal Dining Room, Walk-In Closet(s)
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Appliances	Dishwasher, Gas Oven, Disposal, Double Oven, Gas Range, Gas Water Heater, Range Hood
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Heating	Central, Fireplace(s)
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Cooling	Central Air
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Fireplace	Yes
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Fireplaces	Family Room, Gas, Gas Starter
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# of Stories	2
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Stories	Two
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## School Information

District	Saddleback Valley Unified
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## Additional Information

Date Listed	March 6th, 2025
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Days on Market	8
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Short Sale	N
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RE / Bank Owned	N
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