

\$1,100,000 - 22591 Catania, Laguna Hills

MLS® #OC25069178

\$1,100,000

3 Bedroom, 2.00 Bathroom, 1,120 sqft
Residential on 0 Acres

Laguna Terrace (LT), Laguna Hills,

Charming Single-Story Home! Stunning
Saddleback Mountain Views!

Nestled in a peaceful cul-de-sac within the highly sought-after Laguna Terrace community, this beautifully maintained single story home offers an exceptional blend of comfort, style, and upgrades. Featuring three spacious bedrooms, and two well-appointed bathrooms, this residence is designed for both relaxation and entertaining. The thoughtfully updated kitchen boasts sleek, newer Panasonic appliances, along with elegant self-closing cabinets and drawers. A generously sized family room provides the gathering space, while the primary bathroom offers many upgrades complete with a luxurious rain shower. Enhancing both efficiency and comfort, the home includes a whole house fan, an upgraded electrical panel, and owned solar system. The meticulously maintained yard features grass and a large side area with reinforced concrete, ideal for outdoor activities or storage. A spacious two-car garage offers ample parking and storage. Situated in an inviting and friendly neighborhood, this home provides easy access to major freeways, including the 405, 5, and the 133, ensuring a seamless commute. Additionally, its prime location places it just minutes from the Great park, and the vibrant Irvine Spectrum with an array of shopping, dining and entertainment options.

Built in 1971



Essential Information

MLS® #	OC25069178
Price	\$1,100,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.11
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Paulette Blake
Listing Office	EHM Real Estate, Inc.

Community Information

Address	22591 Catania
Area	S2 - Laguna Hills
Subdivision	Laguna Terrace (LT)
City	Laguna Hills
County	Orange
Zip Code	92653

Amenities

Amenities	Playground, Tennis Court(s)
Utilities	Cable Available, Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Garage Faces Front, Garage, Concrete, Door-Single, Driveway, Garage Door Opener
# of Garages	2
Garages	Direct Access, Garage Faces Front, Garage, Concrete, Door-Single, Driveway, Garage Door Opener
View	Mountain(s)
Pool	None
Security	Smoke Detector(s), Carbon Monoxide Detector(s), Firewall(s)

Exterior

Exterior	Stucco, Stone Veneer
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Exterior Features	Lighting, Rain Gutters
Lot Description	Yard, Landscaped, Lawn, Near Park, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System
Windows	Double Pane Windows, Drapes, ENERGY STAR Qualified Windows
Roof	Shingle
Construction	Stucco, Stone Veneer
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Granite Counters, Pantry, Recessed Lighting, All Bedrooms Down, Chair Rail, Crown Molding, Storage
Appliances	Dishwasher, Disposal, Dryer, Electric Range, ENERGY STAR Qualified Appliances, Free-Standing Range, Self Cleaning Oven, Washer, Water Heater, Water To Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air, Attic Fan, Whole House Fan
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	1
Stories	One

School Information

District	Saddleback Valley Unified
Elementary	San Joaquin
Middle	Los Aliso
High	Laguna Hills

Additional Information

Date Listed	March 15th, 2025
Days on Market	25
Short Sale	N
RE / Bank Owned	N

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