

\$1,799,900 - 12 Smoke Tree Drive, Ladera Ranch

MLS® #OC25071626

\$1,799,900

4 Bedroom, 3.00 Bathroom, 3,090 sqft
Residential on 0 Acres

Willow Bend (WILB), Ladera Ranch,

Enjoy room to grow in style at this stately Willow Bend home in Ladera Ranch's desirable Avendale Village.

Nestled on a beautiful cul-de-sac street with broad tree-lined parkways and an intimate neighborhood park,

the elegant Colonial residence garners attention with custom stone and brick hardscaping, a classic front porch, and perfectly manicured landscaping including potted roses along the front walk.

Offered by its original owners, the beautifully maintained executive home ensures comfortable living in approximately

3,090 square feet, complete with four bedrooms, three baths and expansive bonus room. One bedroom is conveniently located downstairs, while two secondary bedrooms share a bath upstairs. The primary suite frames neighborhood views from a balcony over the porch below and is characterized by a sitting area, custom built-in dresser, walk-in shower, soaking tub, two sinks and a sit-down vanity. Public spaces are just as impressive and

include a formal entry, formal living and dining rooms, and a grand three-tiered staircase with traditional

railings and balustrades. Hardwood flooring and new custom paint accentuate the timeless style of living areas

that continue with a family room that presents



a stone fireplace with white mantle, and a custom built-in entertainment center. Casual entertaining can easily flow from the family room to the kitchen, where a breakfast nook is joined by extensive white cabinetry, granite countertops, a custom full tile backsplash, pantry, island, and upgraded stainless steel Kenmore Elite appliances. The main floor also offers an upgraded bath with marble finishes, and an attached three-car tandem garage with newer water heater and a Pure Elements water-softening system. Everyone will enjoy the practical Quiet Cool whole house system. An oversized bonus room is featured upstairs and can easily become a fifth bedroom, while an office niche makes homework easy with built-in cabinetry and two desks. Backing to a tranquil sloped greenbelt, the homesite measures nearly 5,713 square feet and includes a private backyard with covered patio, built-in BBQ island, and a lawn large enough for playtime and party time. Willow Bend residents are close to Avendale's popular Poets Park, Cherry Plunge water park, and Founders Park. Shopping centers and trails for walking, biking and hiking are nearby, and outstanding schools serve all grade levels.

Built in 2002

Essential Information

MLS® #	OC25071626
Price	\$1,799,900
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	3,090
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Tim Wolter
Listing Office	HomeSmart, Evergreen Realty

Community Information

Address	12 Smoke Tree Drive
Area	LD - Ladera Ranch
Subdivision	Willow Bend (WILB)
City	Ladera Ranch
County	Orange
Zip Code	92694

Amenities

Amenities	Barbecue, Clubhouse, Dog Park, Fire Pit, Other Courts, Outdoor Cooking Area, Pickleball, Picnic Area, Playground, Pool, Spa/Hot Tub, Sport Court, Tennis Court(s), Trail(s)
Parking Spaces	3
Parking	Direct Access, Driveway, Garage
# of Garages	3
Garages	Direct Access, Driveway, Garage
View	Neighborhood
Has Pool	Yes
Pool	Association

Exterior

Exterior Features	Barbecue
Lot Description	Back Yard, Front Yard, Sprinkler System, Yard
Windows	Plantation Shutters
Foundation	Slab

Interior

Interior	Carpet, Wood
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Interior Features	Ceiling Fan(s), Primary Suite, Balcony, Bedroom on Main Level, Breakfast Area, Breakfast Bar, Built-in Features, Eat-in Kitchen, Granite Counters, High Ceilings, Recessed Lighting, Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Water Softener
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Oso Grande
Middle	Ladera Ranch
High	San Juan Hills

Additional Information

Date Listed	March 31st, 2025
Days on Market	12
Short Sale	N
RE / Bank Owned	N

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