

\$1,299,000 - 22801 Loumont Drive, Lake Forest

MLS® #OC25074227

\$1,299,000

4 Bedroom, 2.00 Bathroom, 1,779 sqft

Residential on 0 Acres

other, Lake Forest,

Welcome to Orange Counties Best kept secret. Situated in the heart of Lake Forest within walking distance to the Lake Forest Beach and Tennis Club, schools and shopping is 22801 Loumont Dr. Upon arriving to this amazing residence you'll quickly notice that you'll be the envy of the neighbors with the naturalized front garden designed for color and texture throughout the seasons. As you continue on up and walk through the front door, you'll sense that you are "home". The feel of this mid century remodeled, rare single story, home will give you chills of giddiness , knowing that this is truly the one. This turn key, lovely remodel, features newer kitchen and baths, windows , tile flooring, solid core interior doors and so much more. Enjoy the chandeliered main bathroom with glistening marble shower, dual sinks and private water closet. Make this plan a 4 bedroom foot print by utilizing the , current Family room/office space and simply add a closet. This open floor plan includes welcoming access to the unique garden and covered patio for easy entertaining. Enjoy the Mature Pomegranate, Lime , Lemon and Fig Fruit trees, low water landscaping and fully irrigated. This large lot is ready for you to add any desired touches you like. Oxford Preparatory school resides right down the street. Lake Forest's many amenities include the Civic Center, Sports park, 31 city parks, Etnies Skate park, Whiting Ranch, Two Libraries plus Biking and Hiking Trails all the way to the beach or the mountains.



Built in 1969

Essential Information

MLS® #	OC25074227
Price	\$1,299,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	1,779
Acres	0.19
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Dave Troutt
Listing Office	Seven Gables Real Estate

Community Information

Address	22801 Loumont Drive
Area	LS - Lake Forest South
Subdivision	other
City	Lake Forest
County	Orange
Zip Code	92630

Amenities

Amenities	Billiard Room, Clubhouse, Sport Court, Fitness Center, Fire Pit, Game Room, Meeting Room, Meeting/Banquet/Party Room, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pickleball, Pool, Recreation Room, Spa/Hot Tub, Tennis Court(s), Dock
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener
# of Garages	2
Garages	Concrete, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener
View	None

Has Pool	Yes
Pool	None, Association

Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Corner Lot, Drip Irrigation/Bubblers, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Timer, Sprinkler System, Yard
Roof	Other
Construction	Stucco

Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Pantry, All Bedrooms Down
Appliances	Disposal, Water To Refrigerator, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	See Remarks
# of Stories	1
Stories	One

School Information

District	Saddleback Valley Unified
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Additional Information

Date Listed	April 4th, 2025
Days on Market	6
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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