

# **\$749,000 - 25244 Birch Grove, Lake Forest**

MLS® #OC25092062

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## **\$749,000**

2 Bedroom, 2.00 Bathroom, 1,104 sqft  
Residential on 7 Acres

Tierra Vista (TV), Lake Forest,

Experience the Best of Lake Forest Living! Welcome to this beautifully updated single-level home, nestled in a tranquil treetop setting with peaceful views from every room. This charming residence offers two generously sized bedrooms and two full bathrooms, perfectly designed for comfort and convenience. Step out onto your private balcony—the ideal spot to enjoy your morning coffee or unwind in the evening as you take in the serene surroundings. Inside, you'll appreciate the fresh, modern updates including new paint throughout and stylish, low-maintenance luxury vinyl plank flooring. The open-concept living area is filled with natural light all year long, creating a bright and welcoming atmosphere. Need a little shade? Just pull down the custom blind for the perfect ambiance. The adjoining dining area flows seamlessly into a functional galley kitchen featuring rich oak cabinetry, newer appliances, and ample storage—making everyday cooking and entertaining a pleasure. Additional highlights include an in-home laundry room with a skylight, new six-panel interior doors, and abundant storage throughout. The attached one-car painted garage adds even more convenience, complete with a built-in closet, ceiling fan, and a driveway for additional parking. This home blends comfort, style, and practicality—all in the heart of Lake Forest. Don't miss your opportunity to make it yours!



Built in 1987

## Essential Information

MLS® #	OC25092062
Price	\$749,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,104
Acres	6.83
Year Built	1987
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Deborah Padilla
Listing Office	Coldwell Banker Realty

## Community Information

Address	25244 Birch Grove
Area	LN - Lake Forest North
Subdivision	Tierra Vista (TV)
City	Lake Forest
County	Orange
Zip Code	92630

## Amenities

Amenities	Pool, Spa/Hot Tub
Utilities	Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Driveway, Garage, Direct Access, Door-Single, Garage Faces Side
# of Garages	1
Garages	Driveway, Garage, Direct Access, Door-Single, Garage Faces Side
View	Peek-A-Boo, Trees/Woods
Has Pool	Yes
Pool	Community, Association, Fenced, In Ground
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Windows	Screens, Skylight(s)
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## Interior

Interior Features	Balcony, Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Storage, Entrance Foyer, Galley Kitchen
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Saddleback Valley Unified
Elementary	Rancho Canada
Middle	Serrano
High	El Toro

## Additional Information

Date Listed	April 14th, 2025
Days on Market	9
Short Sale	N
RE / Bank Owned	N

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