

\$799,000 - 1 Arabis Court # 59, Ladera Ranch

MLS® #OC25092421

\$799,000

2 Bedroom, 3.00 Bathroom, 1,406 sqft
Residential on 9 Acres

Berkshire (BERK), Ladera Ranch,

Welcome to 1 Arabis Court #59, Ladera Ranch
â€” A Light-Filled End Unit in the Coveted
Berkshire Community! This turnkey home and
ready to welcome you offers an open and
inviting floor plan, located just steps from the
beautiful Founders Park. The bright and airy
living room features a cozy fireplace and a
charming balcony, perfect for relaxing or
entertaining. Enjoy stylish laminated wood
flooring throughout the main living spaces, a
convenient inside laundry room, and a powder
room on the main floor. Upstairs, the oversized
master suite boasts a large walk-in closet, dual
vanities, and a shower/tub combo. The second
bedroom is also a private suite with its own full
bathroom, providing comfort and privacy for
guests or family members. Additional
highlights include a two-car garage with direct
access, plenty of storage space, and an
automatic garage opener. The Berkshire
neighborhood is impeccably maintained and
exceptionally quiet, offering a peaceful setting.
Residents enjoy all the resort-style amenities
that Ladera Ranch is known for â€” including
lush landscaping, scenic garden paths, picnic
areas, gazebos, tennis courts, swimming
pools, clubhouses, playgrounds, a splash
park, sports fields, a skate park, a library, and
year-round community events for all ages.
Ideally located within walking distance to
highly rated Ladera Ranch Elementary and
Middle Schools, Poets Park, the Terramor
Aquatic Park, and just a few blocks from
Avendale Village amenities. Plus, enjoy the



Sunday Farmers Market, Spring Festival, and spectacular Fourth of July Fireworks at Founders Park – all just steps from your door! Don't miss the opportunity to call this stunning home yours and experience the vibrant Ladera Ranch lifestyle!

Built in 2003

Essential Information

MLS® #	OC25092421
Price	\$799,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,406
Acres	8.56
Year Built	2003
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Yosman Sanchez
Listing Office	Prime Nest Realty, Inc.

Community Information

Address	1 Arabis Court # 59
Area	LD - Ladera Ranch
Subdivision	Berkshire (BERK)
City	Ladera Ranch
County	Orange
Zip Code	92694

Amenities

Amenities	Clubhouse, Fire Pit, Maintenance Grounds, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pool, Spa/Hot Tub, Trail(s), Utilities
Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Garage

# of Garages	2
Garages	Direct Access, Garage
View	Neighborhood
Has Pool	Yes
Pool	Association

Interior

Interior Features	Balcony, Recessed Lighting, All Bedrooms Up, Primary Suite, Walk-In Closet(s)
Appliances	Built-In Range, Dishwasher
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Three Or More

School Information

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

Additional Information

Date Listed	April 26th, 2025
Days on Market	47
Short Sale	N
RE / Bank Owned	N

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