

# \$1,325,000 - 25801 Chapel Hill Drive, Lake Forest

MLS® #OC25099339

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## \$1,325,000

5 Bedroom, 4.00 Bathroom, 2,199 sqft  
Residential on 0 Acres

Sunwood (SUW), Lake Forest,

From porch swings to poolside days, this home is your haven for everyday comfort and creating unforgettable moments. Whether you're hosting guests, housing loved ones, or seeking your own peaceful sanctuary, this home offers the perfect blend of comfort, privacy, and backyard luxury. The private mother-in-law suite is thoughtfully designed with its own updated ensuite bath, private entrance, and direct access to the expansive backyard—perfect for multi-generational living, visiting guests, or added privacy. Step outside and unwind in your own outdoor sanctuary featuring a spacious grassy area for play, a large patio for al fresco dining, and an inviting pool and spa that sets the scene for sun-drenched afternoons and relaxing evenings. Inside, the home strikes the perfect balance between warmth and modern design. Grey laminate flooring flows throughout the main level, creating a seamless and stylish foundation. The family room with a cozy fireplace opens directly to the kitchen—featuring quartz countertops, stainless steel appliances, ample storage, and new flooring—perfect for everything from weeknight dinners to weekend gatherings. Vaulted ceilings enhance the spacious feel in the living and dining areas, while a freshly updated half bath adds a thoughtful touch of convenience downstairs. Upstairs, the primary suite is your light-filled escape with plush carpeting, a ceiling fan, and a fully remodeled ensuite



bath showcasing custom-patterned tilework, a walk-in shower, new vanity, and upgraded fixtures. The secondary bedrooms are generously sized with soft carpeting, ceiling fans, and abundant natural light. With nearby parks, top-rated schools, shopping, and dining just minutes away, this isn't just a home—it's a lifestyle.

Built in 1977

Essential Information

MLS® #	OC25099339
Price	\$1,325,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,199
Acres	0.27
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Cesi Pagano
Listing Office	Keller Williams Realty

Community Information

Address	25801 Chapel Hill Drive
Area	LS - Lake Forest South
Subdivision	Sunwood (SUW)
City	Lake Forest
County	Orange
Zip Code	92630

Amenities

Parking Spaces	2
Parking	Direct Access, Driveway, Garage, Unassigned, Garage Faces Front, Oversized

# of Garages	2
Garages	Direct Access, Driveway, Garage, Unassigned, Garage Faces Front, Oversized
View	None
Has Pool	Yes
Pool	In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Level, Sprinkler System, Yard
Windows	Double Pane Windows, Screens
Roof	Composition

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Bedroom on Main Level, Walk-In Closet(s), In-Law Floorplan, Unfurnished
Appliances	SixBurnerStove, Dishwasher, Free-Standing Range, Disposal, Gas Range, Range Hood, Vented Exhaust Fan, Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Saddleback Valley Unified
Elementary	La Madera
Middle	Los Aliso
High	El Toro

## Additional Information

Date Listed	May 8th, 2025
Days on Market	34
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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