

\$1,350,000 - 16 Riverview Drive, Trabuco Canyon

MLS® #OC25105878

\$1,350,000

4 Bedroom, 3.00 Bathroom, 1,750 sqft

Residential on 0 Acres

Hidden Ridge (HR), Trabuco Canyon,

Located on a cul-de-sac in the desirable community of Hidden Ridge encompassing community mountain views. Enter through the double doors to the formal living room and dining room with vaulted ceilings, wood flooring and newer windows throughout and downstairs bedroom or office with closet. Kitchen is open to the family room with custom cabinets, Quartz countertops, tiled backsplash and stainless steel appliances that overlook the huge backyard. Spacious family room with brick fireplace and wood mantle also provides views of the backyard and open to the kitchen. Upstairs, the large private primary bedroom and ensuite has two closets, one a walk-in closet with upgraded vanity and tiled tub in shower. The secondary bedrooms are spacious and feature Jack and Jill Bathroom with dual sinks. Huge private yard with alumawood covered patio, gas firepit and fruit trees to include peach, apple, orange, and plum and plenty of additional space for gardening. New AC and ducting in 2024. The third single car garage has been converted to the downstairs bedroom but still features a unique storage shed with access from the front of the roll up garage door. Conveniently located near O'Neil Park trails for the biking and hiking enthusiasts. Low HOA dues and no Mello-Roos.



Built in 1993

Essential Information

MLS® #	OC25105878
Price	\$1,350,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,750
Acres	0.18
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Janna Mooney
Listing Office	Coldwell Banker Realty

Community Information

Address	16 Riverview Drive
Area	TC - Trabuco Canyon
Subdivision	Hidden Ridge (HR)
City	Trabuco Canyon
County	Orange
Zip Code	92679

Amenities

Amenities	Horse Trails, Trail(s)
Parking Spaces	5
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Mountain(s), Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Yard, Desert Back
Windows	Double Pane Windows
Roof	Tile
Foundation	Slab

Interior

Interior	Carpet, Laminate, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Walk-In Closet(s), Jack and Jill Bath
Appliances	Dishwasher, Disposal, Gas Oven, Microwave, Gas Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Saddleback Valley Unified
Elementary	Portola Hills
Middle	Serrano
High	Trabucco Hills

Additional Information

Date Listed	May 12th, 2025
Days on Market	18
Short Sale	N
RE / Bank Owned	N

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