

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

MLS® #OC25105878

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## **\$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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