

# \$2,175,000 - 6 Shively Road, Ladera Ranch

MLS® #OC25108444

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## \$2,175,000

4 Bedroom, 3.00 Bathroom, 2,600 sqft  
Residential on 0 Acres

Sterling Glen (STGL), Ladera Ranch,

Modern Luxury meets traditional charm in a lush, resort style backyard enclave nestled in the heart of Ladera Ranch. This fully remodeled residence was seamlessly reimagined throughout- every detail has been thoughtfully curated, from the smooth textured walls to the wide-plank white oak wood flooring. This stunning home offers four upper bedrooms plus a main floor casita style room thatâ€™s perfect for an office or guest room. A charming white picket fence and Dutch door greet you upon entry, setting the tone for the warm, inviting atmosphere that flows throughout. The gourmet kitchen is refined luxe featuring top-of-the-line Viking appliances, including double ovens, a warming drawer, wine refrigerator, dishwasher, microwave, and sleek quartz countertopsâ€™ideal for both everyday living and sophisticated entertaining. For added convenience, the kitchen also includes a dual tap with filtered and instant hot water. Upstairs, a dedicated coffee bar with CafÃ© refrigerator drawers offers a boutique hotel-inspired touch.

Additional highlights include RH luxury lighting, new entry & interior doors, elegant French doors, custom shelving, closet organizers, beveled accent windows, new window coverings throughout, newly renovated bathrooms from floor to ceiling with stone counters, high-end fixtures, designer finishes +custom glass enclosures, built in speakers inside and out & a minimalist iron handrail that adds a touch of refinement. The home also



boasts a whole-house re-pipe, new air conditioning, fully paid solar panels (not leased), a media rack system, and commercial-grade Wi-Fi.

Set on one of the largest lots on the street, the resort-style backyard with lush, mature trees & green privacy walls is an entertainerâ€™s dream. With a pool, spa, firepit, built-in BBQ, TV, and outdoor beverage refrigerator, the space is perfect for seamless indoor-outdoor living year-round.

Built in 2002

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | OC25108444              |
| Price          | \$2,175,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,600                   |
| Acres          | 0.14                    |
| Year Built     | 2002                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Closed                  |
| Listing Agent  | Devon Hocker            |
| Listing Office | Veranda Realty          |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 6 Shively Road       |
| Area        | LD - Ladera Ranch    |
| Subdivision | Sterling Glen (STGL) |
| City        | Ladera Ranch         |
| County      | Orange               |
| Zip Code    | 92694                |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Clubhouse, Dog Park, Maintenance Grounds, Pickleball, Pool, Spa/Hot Tub, Barbecue, Other Courts, Outdoor Cooking Area, Picnic Area, Playground, Sport Court, Tennis Court(s), Trail(s) |
| Parking Spaces | 2  |
| Parking        | Direct Access, Driveway, Garage  |
| # of Garages   | 2  |
| Garages        | Direct Access, Driveway, Garage  |
| View           | Trees/Woods  |
| Has Pool       | Yes  |
| Pool           | In Ground, Private, Association  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Stucco, Brick, Wood Siding  |
| Exterior Features | Fire Pit  |
| Lot Description   | Cul-De-Sac, Sprinkler System, Landscaped, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer |
| Windows           | Custom Covering(s)  |
| Construction      | Stucco, Brick, Wood Siding  |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Wood  |
| Interior Features | Breakfast Bar, Separate/Formal Dining Room, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Bar, Built-in Features, Ceiling Fan(s), Instant Hot Water, Paneling/Wainscoting, Stone Counters, Storage, Wet Bar, Wired for Sound |
| Appliances        | Built-In Range, Dishwasher, Gas Oven, Microwave, Refrigerator, Range Hood, Barbecue, Double Oven, Gas Range, Ice Maker, SixBurnerStove, Warming Drawer, Water Purifier  |
| Heating           | Central, Forced Air   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| Fireplaces        | Family Room, Outside  |
| # of Stories      | 2   |
| Stories           | Two   |

## School Information

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

**Additional Information**

|                 |                |
|-----------------|----------------|
| Date Listed     | May 15th, 2025 |
| Days on Market  | 3              |
| Short Sale      | N              |
| RE / Bank Owned | N              |

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