

# \$1,095,000 - 22582 Catania, Laguna Hills

MLS® #OC25111835

---

## \$1,095,000

4 Bedroom, 2.00 Bathroom, 1,366 sqft

Residential on 0 Acres

Laguna Terrace (LT), Laguna Hills,

Price Improvement! Welcome to this upgraded 4-bedroom ,2- bathroom home located in the highly desirable Laguna Terrace community. This spacious property sits on a 7,500 sq ft corner lot in a quiet cul-de-sac and offers breathtaking views of Saddleback Mountain. Interior features include laminate wood flooring throughout, reface kitchen cabinets, and updated bathrooms. the home boast an open and functional layout, a two car garage, and RV parking, and no HOA. The large lot provides ample space for outdoor living, gardening or potential additions. Conveniently located just minuets away from laguna beach, Irvine Spectrum, and Great Park, with easy access to the 133, 5, and 405 freeways. Enjoy a rare combination of peaceful mountain views, suburban comfort, and excellent accessibility in this turnkey property.



Built in 1971

## Essential Information

MLS® #	OC25111835
Price	\$1,095,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,366
Acres	0.17
Year Built	1971

Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Paulette Blake
Listing Office	EHM Real Estate, Inc.

## Community Information

Address	22582 Catania
Area	S2 - Laguna Hills
Subdivision	Laguna Terrace (LT)
City	Laguna Hills
County	Orange
Zip Code	92653

## Amenities

Amenities	Pickleball, Playground, Tennis Court(s)
Utilities	Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Concrete, Door-Single, Driveway, Garage, Garage Door Opener, Garage Faces Front, RV Access/Parking
# of Garages	2
Garages	Concrete, Door-Single, Driveway, Garage, Garage Door Opener, Garage Faces Front, RV Access/Parking
View	Mountain(s), Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Drywall, Stucco
Exterior Features	Rain Gutters, TV Antenna
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Near Park, Near Public Transit, Sprinkler System
Windows	ENERGY STAR Qualified Windows, Screens
Roof	Shingle
Construction	Drywall, Stucco
Foundation	Slab

## Interior

Interior	Laminate, Tile
Interior Features	Attic, Bedroom on Main Level, Built-in Features, Crown Molding, Entrance Foyer, Galley Kitchen, Laminate Counters, Pantry, Recessed Lighting, Track Lighting, Unfurnished, Wood Product Walls
Appliances	Dishwasher, Dryer, Electric Range, ENERGY STAR Qualified Appliances, Microwave, Refrigerator, Self Cleaning Oven, Washer, Water To Refrigerator
Heating	Central, ENERGY STAR Qualified Equipment
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1
Stories	One

### **School Information**

District	Saddleback Valley Unified
Middle	Los Alisos
High	Laguna Hills

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	37
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 13th, 2026 at 12:20am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.