

# **\$1,474,900 - 16 Deerfield Place, Trabuco Canyon**

MLS® #OC25112133

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## **\$1,474,900**

5 Bedroom, 3.00 Bathroom, 3,048 sqft  
Residential on 0 Acres

Hidden Ridge (HR), Trabuco Canyon,

Massive price reduction! Act Fast! By far the best 3000+ sq. ft. buy in the area!!! Enjoy your own private retreat with great valley views! Entertain in you serene backyard with pool, spa and views! This awesome home has loads of custom upgrades that include upgraded modern wood style tile and vinyl flooring, remodeled gorgeous kitchen with quartz counters, beautifully remodeled custom baths with quartz counters, added dual pane windows and large folding slider door to pool, custom upgraded stairs, custom lighting plus loads of added recessed lights, custom white wood shutters, awesome cozy fireplace to warm up to, huge master retreat, 1 bedroom + 1 bath down, high ceilings with loads of windows, etc. etc.! Light, bright and airy open concept floorplan! Premium quiet mid cul de sac location! Crazy low HOA dues and no Mello Roos! This is the home you've been dreaming about! Priced to sell fast...run don't walk!!!!!!!!!!



Built in 1993

## **Essential Information**

MLS® #	OC25112133
Price	\$1,474,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,048

Acres	0.15
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kanoa Watt
Listing Office	Regency Real Estate Brokers

### **Community Information**

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

### **Amenities**

Amenities	Trail(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Direct Access, Driveway, Garage Faces Front, Garage
# of Garages	3
Garages	Direct Access, Driveway, Garage Faces Front, Garage
View	Hills, Valley
Has Pool	Yes
Pool	Gunitite, Private

### **Exterior**

Lot Description	Back Yard, Cul-De-Sac, Lawn, Street Level
Windows	Double Pane Windows, Custom Covering(s), Plantation Shutters

### **Interior**

Interior	Tile, Vinyl
Interior Features	Ceiling Fan(s), Cathedral Ceiling(s), Eat-in Kitchen, Open Floorplan, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Primary Suite
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Range, Microwave
Heating	Central, Fireplace(s)
Cooling	Central Air

Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **School Information**

District	Saddleback Valley Unified
Elementary	Portola Hills
Middle	Rancho Santa Margarita
High	Trabuco Hills

### **Additional Information**

Date Listed	April 29th, 2025
Days on Market	68
Short Sale	N
RE / Bank Owned	N

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