

\$1,250,000 - 22565 Cottonwood Circle, Lake Forest

MLS® #OC25116513

\$1,250,000

4 Bedroom, 2.00 Bathroom, 1,828 sqft

Residential on 0 Acres

Shado Run, Lake Forest,

Beautifully remodeled and truly move-in ready, this 4-bedroom, 2-bath home combines timeless design with modern comfort in one of Lake Forest's most desirable communities. Inside, soaring ceilings, updated flooring, and custom stair railings complement the light-filled open layout, creating a space that feels both spacious and welcoming. The thoughtfully renovated kitchen features sleek cabinetry, quartz countertops, and stainless steel appliances, while both bathrooms have been updated with stylish, contemporary finishes. The flexible floor plan includes two bedrooms on the main level and two upstairs, with a full bath on each floor to accommodate a range of living needs. The upstairs primary suite offers privacy and comfort, while a secondary bedroom is accented with elegant wainscoting. Outside, enjoy a private backyard designed for relaxation and entertaining, complete with a built-in BBQ, patio cover, and a variety of mature fruit trees—including avocado, orange, lemon, loquat, and peach. Pet-friendly astroturf is installed in both the front and backyard for added convenience, and the large garage offers ample storage space. The home is also equipped with Tesla solar panels—an energy-efficient upgrade that helps reduce monthly electric bills.

Residents enjoy access to the Lake Forest Beach & Tennis Club, featuring resort-style amenities such as multiple pools, a sandy lagoon, tennis and pickleball courts, sport courts, a fitness center, and year-round



community events. This turnkey home is an exceptional opportunity for buyers seeking thoughtful upgrades, modern amenities, and an engaging community lifestyle.

Built in 1977

Essential Information

MLS® #	OC25116513
Price	\$1,250,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,828
Acres	0.12
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Miriam Rupke
Listing Office	Coldwell Banker Realty

Community Information

Address	22565 Cottonwood Circle
Area	LS - Lake Forest South
Subdivision	Shado Run
City	Lake Forest
County	Orange
Zip Code	92630

Amenities

Amenities	Sport Court, Playground, Pool, Clubhouse, Fitness Center, Other Courts, Pickleball, Spa/Hot Tub, Tennis Court(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage, Garage Faces Front
# of Garages	2

Garages	Driveway, Garage, Garage Faces Front
View	None
Has Pool	Yes
Pool	Association, Heated, In Ground
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre, Landscaped, Cul-De-Sac
Windows	Double Pane Windows, Plantation Shutters
Roof	Shingle
Construction	Stucco
Foundation	Slab

Interior

Interior	Tile, Vinyl
Interior Features	Separate/Formal Dining Room, Recessed Lighting, Bedroom on Main Level, High Ceilings, Open Floorplan, Paneling/Wainscoting, Quartz Counters
Appliances	Microwave, Refrigerator, Dryer, Washer, Barbecue, Double Oven, Electric Range, Ice Maker
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Saddleback Valley Unified
----------	---------------------------

Additional Information

Date Listed	May 8th, 2025
Days on Market	42
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 7th, 2026 at 5:51pm 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.