

# \$1,165,000 - 9 Reese Creek, Ladera Ranch

MLS® #OC25118300

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## \$1,165,000

4 Bedroom, 3.00 Bathroom, 1,942 sqft  
Residential on 0 Acres

Tarleton (TARL), Ladera Ranch,

Welcome to this beautifully updated home tucked away at the end of a quiet cul-de-sac in the highly sought-after Terramor Village of Ladera Ranch. Perfectly positioned along the Paseo Trail, this home offers breathtaking views of Butterfly Park and the rolling, green hills beyond – creating a serene and picturesque backdrop for daily living. Enjoy the ultimate in walkability with direct access to scenic trails, multiple neighborhood parks, refreshing pools, the recently upgraded Aquatic Park, and top-rated Oso Grande Elementary School – all just a short stroll from your front door. Inside, the nearly 2,000 square foot home is thoughtfully designed and tastefully updated. The main level features an open-concept living space and a versatile fourth bedroom (currently without a closet), ideal for guests or a home office. Updates include a remodelled kitchen w/ stone counters, newer cabinetry and ss appliances, designer lighting throughout, updated staircase, plantation shutters, recessed lighting and newer updated flooring. Upstairs, a light-filled bonus loft offers a built-in desk and perfect setting for a study/homework area. The spacious primary suite includes a bonus room currently used as an oversized closet but easily adaptable to your needs and luxe remodeled primary bath. Additional features include: solar panels and battery backup for energy efficiency, attached two-car garage, a covered front porch with scenic views and a private side yard perfect for outdoor dining or



play. This home blends modern comfort with timeless charm in a community known for its family-friendly lifestyle and resort-style amenities. Don't miss this rare opportunity to live right on the Paseo in one of Ladera Ranch's most desirable neighborhoods.

Built in 2004

### Essential Information

MLS® #	OC25118300
Price	\$1,165,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,942
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Tim Wolter
Listing Office	Ladera Realty

### Community Information

Address	9 Reese Creek
Area	LD - Ladera Ranch
Subdivision	Tarleton (TARL)
City	Ladera Ranch
County	Orange
Zip Code	92694

### Amenities

Amenities	Clubhouse, Fire Pit, Barbecue, Pool, Spa/Hot Tub, Tennis Court(s), Dog Park, Other Courts, Outdoor Cooking Area, Pickleball, Picnic Area, Playground, Sport Court, Trail(s)
Parking Spaces	2
Parking	Direct Access, Garage, Garage Faces Rear

# of Garages	2
Garages	Direct Access, Garage, Garage Faces Rear
View	Mountain(s), Panoramic, Park/Greenbelt
Has Pool	Yes
Pool	Association

## Exterior

Lot Description	Cul-De-Sac, Near Park
Windows	Plantation Shutters
Foundation	Slab

## Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s), Eat-in Kitchen, Jack and Jill Bath, Loft, Recessed Lighting, Walk-In Closet(s)
Appliances	Built-In Range, Dishwasher, Gas Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Oso Grande
Middle	Ladera Ranch
High	San Juan Hills

## Additional Information

Date Listed	May 14th, 2025
Days on Market	180
Short Sale	N
RE / Bank Owned	N

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