

# **\$1,224,900 - 81 Mercantile Way, Ladera Ranch**

MLS® #OC25136867

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## **\$1,224,900**

4 Bedroom, 3.00 Bathroom, 1,860 sqft  
Residential on 0 Acres

The Gables (GABL), Ladera Ranch,

Welcome to 81 Mercantile Way in Ladera Ranch – a rare END-LOT detached home in the highly desirable Gables community. This upgraded Plan 3 model offers 1860 sq ft, 4 bedrooms, 2.5 baths, a remodeled kitchen, full PEX Re-Pipe, oversized 2 car garage, covered front porch with room to relax, balcony off primary, ideal layout with open circular flow on the main level and all 4 bedrooms upstairs, and an unbeatable Ladera location offering a rare walkable lifestyle with easy access to shops, restaurants, coffee, groceries, gym, schools, parks and pools. The premium END-LOT location is a game changer and makes the home unique in the community – with no neighbor bordering the side yard the outdoor space is greatly enhanced. The remodeled kitchen features Caesarstone quartz countertops, full-height marble backsplash, farmhouse sink, newer stainless steel Maytag appliances, bar seating, and a sunlit breakfast nook with bay window. Flooring has been upgraded throughout with laminate upstairs and downstairs, and solid oak hardwood stairs with white risers and custom banister. The open-concept living space includes a family room with cozy fireplace with custom surround & mantel flanked by original builder-installed window sidelights. French doors lead to a private side yard and covered patio with gas hookup – perfect for BBQs or firepit. Unique to this lot, there’s no neighbor on this side, offering extra privacy, sunlight, breezes, and



unique openness. The oversized 2-car garage features high ceilings, epoxy floor, windows, and custom storage. Upstairs, all 4 bedrooms offer ceiling fans and junction boxes. Convenient 2nd-floor laundry room with newer washer and dryer which are both included. The primary suite includes a private balcony with foothill views, custom barn door to the en-suite bath with a generous walk-in closet, Corian counters, dual sinks, soaking tub and separate shower. One bedroom currently configured as office and downstairs powder room includes custom wall paneling. Enjoy a rare walkable lifestyle with easy access to the Mercantile Shops, Oslo Coffee, Ten Mile Brewing, Rancho Capistrano Winery, Trader Joe's, Franco's, Lucky Strike Bowling, gyms, parks, pools, Concerts/Movies in the park at Town Green and the Sunday Farmers Market & 4th of July Fireworks at Founders Park. Just a short walk to highly-rated Chaparral Elementary & Ladera Ranch Middle School. Original owner with great pride of ownership, come see this special home in an unbeatable location!

Built in 2001

### Essential Information

MLS® #	OC25136867
Price	\$1,224,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,860
Acres	0.06
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Listing Agent	Tim Wolter
Listing Office	Ladera Realty

## Community Information

Address	81 Mercantile Way
Area	LD - Ladera Ranch
Subdivision	The Gables (GABL)
City	Ladera Ranch
County	Orange
Zip Code	92694

## Amenities

Amenities	Barbecue, Clubhouse, Fire Pit, Other Courts, Outdoor Cooking Area, Picnic Area, Playground, Pool, Spa/Hot Tub, Sport Court, Tennis Court(s), Trail(s)
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Mountain(s), City Lights, Valley
Has Pool	Yes
Pool	Association

## Exterior

Lot Description	Back Yard, Yard
Foundation	Slab

## Interior

Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Recessed Lighting, Walk-In Closet(s), All Bedrooms Up, Balcony, Breakfast Area, Primary Suite, Quartz Counters
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	June 18th, 2025
Days on Market	119
Short Sale	N
RE / Bank Owned	N

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