

\$1,050,000 - 21182 Briarwood Lane, Trabuco Canyon

MLS® #OC25139797

\$1,050,000

3 Bedroom, 2.00 Bathroom, 1,241 sqft

Residential on 0 Acres

N/A, Trabuco Canyon,

PRICE IMPROVEMENT. SINGLE-STORY Home in Very popular Robinson Ranch with Paid off SOLAR PANALS. Very close to the neighborhood park Rec Area. This home has been tastefully upgraded and offers 1,241 feet of Single-Level living space. Entering this Home through custom double doors you will see how the home opens up with Vaulted Ceilings in the Living and dining areas. The warm engineered wood floors and neutral wall color make you feel right at home. The fireplace compliments the open concept. Stepping through the dual pane slider door you will find a vaulted covered patio which is perfect for entertaining. The private back yard features artificial grass, vinyl fencing, custom plantings and a water feature provide a perfect setting. The Kitchen features warm oak cabinets, Granite counters, High End Jen Air appliances, 18" tile floors and Plantation Shutters. The Primary Bedroom features warm carpet floors, vaulted ceilings, and French Doors that lead out to a backyard patio sitting area. The Primary also includes a walk-in closet and the bathroom features custom tile walls around the tub/shower combo. There is also a large second bedroom which is being used as an office features French doors, vaulted ceiling and a murphy bed. The built-out Garage features painted floors 5 large cabinets and a pull down stairway to additional storage above the garage ceiling. The home has 20 solar panels which were installed in 2017 which has



provided very low or no power bills for the existing owners. These panels are owned not leased. This home is located in a very desirable area which includes low HOA and very low Mello Roos. The Seller will help with the Buyers Occurring and Non-Reoccurring Closing Costs.

Built in 1987

Essential Information

MLS® #	OC25139797
Price	\$1,050,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,241
Acres	0.11
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Gary Johns
Listing Office	Laguna Premier Realty Inc.

Community Information

Address	21182 Briarwood Lane
Area	TC - Trabuco Canyon
Subdivision	N/A
City	Trabuco Canyon
County	Orange
Zip Code	92679

Amenities

Amenities	Picnic Area, Playground, Pool, Spa/Hot Tub, Sport Court
Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Available, Water Connected, Electricity Available, Natural Gas Available, Sewer Available, Underground Utilities
Parking Spaces	2

Parking	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Concrete
# of Garages	2
Garages	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Concrete
View	Mountain(s)
Has Pool	Yes
Pool	Community, In Ground, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Front Yard, Landscaped, Near Park, Rectangular Lot, Street Level, Lawn, SixToTenUnitsAcre, Sprinklers Timer, Yard
Windows	ENERGY STAR Qualified Windows, Plantation Shutters
Roof	Composition
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Stone, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, High Ceilings, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Cathedral Ceiling(s), Pull Down Attic Stairs
Appliances	Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Dryer, Washer, Built-In Range
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Saddleback Valley Unified
Middle	Rancho Santa Margarita
High	Mission Viejo

Additional Information

Date Listed	June 19th, 2025
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Days on Market	87
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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