

\$830,000 - 28622 Sycamore Drive, Silverado Canyon

MLS® #OC25146111

\$830,000

3 Bedroom, 2.00 Bathroom, 1,281 sqft
Residential on 0 Acres

Silverado (SC), Silverado Canyon,

Tucked away at the end of a private cul-de-sac in the idyllic community of Silverado Canyon, this hidden gem offers a rare blend of rustic charm and contemporary comfort. Set beside a tranquil creek and framed by lush canyon foliage, the home provides a peaceful escape where birdsong and the gentle trickle of water set the tone for everyday living. This thoughtfully updated three-bedroom, two-bathroom home is a haven of peace and privacy. Step into a light-filled kitchen complete with matching GE Café® appliances, a picturesque garden window, and views that invite the outdoors in. The open-concept living area exudes warmth and character, featuring exposed wood beams, a charming wood-burning stove, and a wall of French doors that lead to your expansive creekside patio, an ideal space for alfresco dining, entertaining, or evening wine under the stars. The main floor offers a private bedroom with its own climate control via a mini-split heat/cooling system and easy access to a full guest bath. Upstairs, the spacious primary suite opens to a generous balcony perfect for sunrise coffee or stargazing. Also equipped with its own mini-split heat/cooling system. A third bedroom with a walk-in closet and picture windows welcomes abundant natural light. The beautifully remodeled ¾ bath showcases a walk-in subway-tiled shower, brass hardware, and a modern vanity to provide elevated daily living. Throughout the home, updated wide-plank laminate flooring enhances the



warm, organic aesthetic, while the wrap-around patios and Nordic hot tub outside invite you to soak in the beauty of your surroundings. Located in the heart of Silverado Canyon, a beloved, close-knit community known for its scenic trails, equestrian lifestyle, community gardens, and seasonal events. This property offers the best of both worlds: tranquil canyon living just 20 minutes from Tustin’s District Shopping Center, major toll roads, and everyday essentials like Costco and Target. If you've been longing for a private, nature-infused sanctuary with curated style and modern upgrades, this is the one.

Built in 1930

Essential Information

MLS® #	OC25146111
Price	\$830,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,281
Acres	0.09
Year Built	1930
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jillian Wills
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	28622 Sycamore Drive
Area	SI - Silverado Canyon
Subdivision	Silverado (SC)
City	Silverado Canyon
County	Orange
Zip Code	92676

Amenities

Utilities	Cable Connected, Electricity Connected, Propane, Water Connected
Parking	On Street
Garages	On Street
View	Canyon, Creek/Stream, Hills, Mountain(s)
Pool	None

Exterior

Lot Description	Back Yard, Cul-De-Sac, ZeroToOneUnitAcre
Roof	Composition

Interior

Interior	Laminate
Interior Features	Balcony, Eat-in Kitchen, Utility Room, Walk-In Closet(s)
Appliances	Microwave, Refrigerator, Tankless Water Heater
Heating	Ductless, Electric, Wood Stove
Cooling	Electric, Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

School Information

District	Orange Unified
Elementary	Chapman Hills
Middle	Santiago Charter
High	El Modena

Additional Information

Date Listed	July 2nd, 2025
Days on Market	111
Short Sale	N
RE / Bank Owned	N

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