

# **\$1,089,900 - 22801 Nolan Street, Lake Forest**

MLS® #OC25148696

**\$1,089,900**

3 Bedroom, 2.00 Bathroom, 1,224 sqft

Residential on 0 Acres

Countryside (CI), Lake Forest,

Welcome to Lake Forest! This beautiful, pride of ownership, single story home is located on a quiet cul de sac, and is ready and waiting for a new owner. You will enjoy the open and bright floorplan consisting of 3 bedrooms and 2 full bath, spacious living room with fireplace and huge country kitchen. The large front and backyard has been totally remodeled with new custom herringbone pavers. New landscaping includes grass, plants/flowers, sprinklers and is enclosed by vinyl and custom wood fencing. The home features many upgrades and improvements including, new paint, carpet, many new windows, new sliding door. Kitchen has newer stainless appliances, granite counters, white cabinetry & custom window shades. Baths have newer counters, sink, mirror & lighting. You can relax and know that all major infrastructures have been either updated or replaced: New HVAC & ducting, Plumbing was repiped with PEX, new electrical added to back & side yard. Alarm system/camera, security system with video monitoring. Newer roof is approx. 4 yrs.old. Termite clearance: 2023 included tenting and wood repair. Please click on supplements for the full list of property features, and improvements. More photos coming.



Built in 1974

## **Essential Information**

MLS® #

OC25148696

Price	\$1,089,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,224
Acres	0.10
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Lavonne Vojak
Listing Office	Orange County Realty Co

## Community Information

Address	22801 Nolan Street
Area	LS - Lake Forest South
Subdivision	Countryside (CI)
City	Lake Forest
County	Orange
Zip Code	92630

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage Faces Front, Garage, Direct Access, Door-Multi
# of Garages	2
Garages	Driveway, Garage Faces Front, Garage, Direct Access, Door-Multi
View	Neighborhood
Pool	None
Security	Smoke Detector(s), Security System

## Exterior

Lot Description	Front Yard, Lawn, Rectangular Lot, Yard, Back Yard, Cul-De-Sac, Near Park, Street Level
Windows	Double Pane Windows
Foundation	Slab

## Interior

Interior	Laminate
Interior Features	Ceiling Fan(s), Cathedral Ceiling(s), Granite Counters, Open Floorplan, Recessed Lighting, See Remarks, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Country Kitchen, Unfurnished
Appliances	Dishwasher, Gas Cooktop, Microwave, Refrigerator, Water Heater, Built-In Range, Ice Maker
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Saddleback Valley Unified
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## Additional Information

Date Listed	July 4th, 2025
Days on Market	22
Short Sale	N
RE / Bank Owned	N

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