

\$1,549,000 - 25632 Adriana Street, Mission Viejo

MLS® #OC25154318

\$1,549,000

4 Bedroom, 3.00 Bathroom, 2,600 sqft
Residential on 0 Acres

Aegean Hills Central (AH), Mission Viejo,

Set at the end of a cul-de-sac on an expansive 11,000 sq ft lot, this upgraded 4-bedroom, 3-bath pool home offers the space, privacy, and versatility you've been looking for. The open-concept layout is ideal for entertaining and multi-generational living, with soaring ceilings, Acacia hardwood floors, and walls of windows that bring in natural light and showcase your private backyard retreat. The formal living room features a dramatic floor-to-ceiling stone fireplace and custom built-in media wall, while the adjacent dining room and bar with floating shelves create a seamless flow through the main living areas. The kitchen with breakfast nook opens to the spacious family room—complete with fireplace and two-story ceilings—all connecting to the resort-style backyard for true indoor-outdoor living. A private main-floor bedroom wing features a custom Murphy bed, dual built-in desks, and a remodeled bath with walk-in shower—perfect for guests, a home office, or next-gen living, with direct access to the gated side yard. Upstairs, the primary suite offers a peaceful retreat with double-door entry, two closets (including a walk-in with custom wood organizers), and ensuite bath with dual vanities and sunken tub. Two more generously sized upstairs bedrooms open to the large balcony with mountain views. Step outside to your personal resort: an oversized pool with soothing sounds of the rock waterfall and wrought-iron fencing, an outdoor room with TV wall, fruit trees, a wall-mounted herb



garden, and room for an ADU or basketball court. The gated RV/boat parking, large side yards offer the space rarely found in Mission Viejo. Additional upgrades include OWNED solar, new exterior paint, remodeled laundry room with washer dryer, new hardware, sink, storage and butcher block surround. New water, pool pump, updated electrical panel, dual-pane windows, recessed LED lighting, Nest system, whole-house fan, laundry chute and more. No HOA. Centrally located near highly rated schools, parks, shopping, and dining—this Aegean Hills gem blends comfort, flexibility, and outdoor living on one of the largest lots in the community.

Built in 1967

Essential Information

MLS® #	OC25154318
Price	\$1,549,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,600
Acres	0.25
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sherri Lex
Listing Office	EHM Real Estate, Inc.

Community Information

Address	25632 Adriana Street
Area	MC - Mission Viejo Central
Subdivision	Aegean Hills Central (AH)
City	Mission Viejo
County	Orange
Zip Code	92691

Amenities

Parking Spaces	6
Parking	Direct Access, Garage, Garage Door Opener, On Street, RV Gated
# of Garages	2
Garages	Direct Access, Garage, Garage Door Opener, On Street, RV Gated
View	Neighborhood, Trees/Woods, Mountain(s)
Has Pool	Yes
Pool	Heated, Private
Security	Carbon Monoxide Detector(s)

Exterior

Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Street Level, Cul-De-Sac, Flag Lot, Garden, Near Public Transit
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Interior

Interior	Wood, Tile
Interior Features	Built-in Features, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Recessed Lighting, Storage, Primary Suite, Walk-In Closet(s), Breakfast Area, Dressing Area, In-Law Floorplan, Two Story Ceilings
Appliances	Dishwasher, Refrigerator, Range Hood, Dryer, Washer, Disposal, Double Oven, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Family Room
# of Stories	2
Stories	Two

School Information

District	Saddleback Valley Unified
Elementary	Del Cerro
Middle	Los Alisos
High	Mission Viejo

Additional Information

Date Listed	July 9th, 2025
Days on Market	57
Zoning	R-1
Short Sale	N

RE / Bank Owned N

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