

\$750,000 - 9 Viburnum Way, Ladera Ranch

MLS® #OC25159627

\$750,000

2 Bedroom, 2.00 Bathroom, 1,346 sqft

Residential on 9 Acres

Berkshire (BERK), Ladera Ranch,

Beautifully upgraded and move-in ready, this end-unit Berkshire townhouse is perfectly situated on a in the heart of Ladera Ranch. Enjoy serene park views from multiple vantage points, all close to community pools, award-winning schools, scenic walking trails, and playgrounds.

Inside, the home is filled with natural light and features brand-new luxury vinyl plank (LVP) flooring that adds warmth and modern elegance throughout the main living areas. The spacious great room opens to a private balconyâ€”perfect for relaxing or entertainingâ€”while the updated kitchen includes stylish finishes, ample cabinetry, and a functional layout.

The primary suite offers its own private balcony, a spa-inspired bathroom with dual vanities and a walk-in closet. The secondary bedroom is equally spacious, and the laundry on the same level as the bedrooms.

Additional highlights include a one-car oversized attached garage(1.5 car) with extra storage space, plus an assigned parking spot for added convenience. This is a rare opportunity to own a turnkey end-unit in one of Ladera Ranchâ€™s most desirable neighborhoods. Ladera Ranchâ€™s community offers an impressive array of amenities including multiple themed village clubhouses with pools, spas, tennis &



barbecue areas, a private waterpark and skate park, six neighborhood “plunge” pools, 18+ community parks (including dog park and sports fields), extensive hiking/biking trails, plus high-speed internet, community event programming, and award winning schools.

Built in 2002

Essential Information

MLS® #	OC25159627
Price	\$750,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,346
Acres	8.56
Year Built	2002
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Patrick Parry
Listing Office	Compass

Community Information

Address	9 Viburnum Way
Area	LD - Ladera Ranch
Subdivision	Berkshire (BERK)
City	Ladera Ranch
County	Orange
Zip Code	92694

Amenities

Amenities	Clubhouse, Dog Park, Barbecue, Picnic Area, Playground, Pool, Spa/Hot Tub, Trail(s), Sport Court, Trash
Parking Spaces	3
Parking	Assigned
# of Garages	2
Garages	Assigned

View	Park/Greenbelt
Has Pool	Yes
Pool	Association, Community

Interior

Interior	Carpet, Tile
Interior Features	All Bedrooms Up, Walk-In Closet(s), Balcony, Bedroom on Main Level, Ceiling Fan(s), Main Level Primary
Appliances	Dishwasher, Disposal, Refrigerator, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	July 16th, 2025
Days on Market	18
Short Sale	N
RE / Bank Owned	N

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