

\$1,795,000 - 45 Cerrero Court, Rancho Mission Viejo

MLS® #OC25167686

\$1,795,000

3 Bedroom, 2.00 Bathroom, 1,815 sqft
Residential on 0 Acres

Avocet (ESEVO), Rancho Mission Viejo,

Welcome to this exceptional former model home, perfectly positioned on a private corner lot with panoramic canyon views in the coveted 55+ enclave of Avocet and just steps from the luxurious Outlook Resort Pool. Designed for elevated living, this residence blends refined elegance with thoughtful functionality inside and out. Step inside to discover custom tongue-and-groove ceilings with rich wood beams, setting the tone for the home's warm and sophisticated aesthetic. The open-concept floor plan features a striking built-in media wall with generous storage, Hunter Douglas motorized shades, and a stylish dining area complete with custom buffet cabinetry and dual wine refrigerators- ideal for entertaining. The chef's kitchen impresses with upgraded KitchenAid stainless steel appliances, a built-in refrigerator, granite countertops, and a full wall of pantry cabinets with convenient roll-out shelving. Wake up to breathtaking canyon views from the serene primary suite, highlighted by a custom wood accent wall. The spa-inspired ensuite bath offers granite countertops, an oversized soaking tub, a frameless glass shower, and a walk-in closet with premium custom shelving. Two additional bedrooms provide flexible options for guests and the built-in shelving make the perfect space for a home office. Step outside through oversized sliders to your private backyard retreat, featuring a covered outdoor room, built-in fire pit, lush gardens with mature landscaping, and a manicured turf



lawnâ€”perfect for entertaining or relaxing beneath the stars. This home also includes owned solar panels and a whole-house water softener system, blending sustainable living with luxury. As part of the award-winning Rancho Mission Viejo community, enjoy access to a multitude of resort-style amenities: 10 pools, 4 fitness centers, clubhouses and scenic parks and trails. Experience the perfect blend of modern comfort, timeless style, and vibrant community livingâ€”resort life awaits!

Built in 2015

Essential Information

MLS® #	OC25167686
Price	\$1,795,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,815
Acres	0.13
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Christen Hoselton
Listing Office	Compass

Community Information

Address	45 Cerrero Court
Area	ESEN - Esencia
Subdivision	Avocet (ESEVO)
City	Rancho Mission Viejo
County	Orange
Zip Code	92694

Amenities

Amenities	Fire Pit, Barbecue, Bocce Court, Clubhouse, Dog Park, Fitness Center,
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Maintenance Front Yard, Maintenance Grounds, Meeting/Banquet/Party Room, Meeting Room, Outdoor Cooking Area, Paddle Tennis, Pickleball, Picnic Area, Playground, Pool, Racquetball, Recreation Room, Spa/Hot Tub, Sport Court, Tennis Court(s)

Utilities Electricity Available, Electricity Connected, Natural Gas Connected, Sewer Available, Sewer Connected, Water Available, Water Connected, Cable Available, Natural Gas Available, Phone Available

Parking Spaces 2

Parking Direct Access, Door-Single, Garage

of Garages 2

Garages Direct Access, Door-Single, Garage

View Hills, Panoramic, Canyon, Valley

Has Pool Yes

Pool Association, Community

Security Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System, Fire Rated Drywall, Fire Sprinkler System, Prewired

Exterior

Exterior Brick, Concrete, Drywall, Frame, Glass, Stucco

Exterior Features Lighting, Rain Gutters

Lot Description Corner Lot, Cul-De-Sac, Back Yard, Close to Clubhouse, Drip Irrigation/Bubblers, ElevenToFifteenUnitsAcre, Garden, Level, SixToTenUnitsAcre, Sprinklers Timer, Street Level

Windows Custom Covering(s), ENERGY STAR Qualified Windows, Low Emissivity Windows, Screens

Roof Tile

Construction Brick, Concrete, Drywall, Frame, Glass, Stucco

Foundation Slab

Interior

Interior Tile

Interior Features Bedroom on Main Level, Walk-In Closet(s), All Bedrooms Down, Breakfast Bar, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Granite Counters, High Ceilings, Main Level Primary, Open Floorplan, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Wired for Data, Wired for Sound, Wood Product Walls

Appliances Dishwasher, Microwave, Refrigerator, Dryer, Convection Oven, Disposal, Electric Water Heater, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas Cooktop, Gas Water Heater, High Efficiency Water Heater, Ice Maker, Range Hood, Self Cleaning Oven, Tankless Water Heater, Vented Exhaust Fan, Water Heater, Water Purifier, Water Softener,

	Water To Refrigerator
Heating	Central, ENERGY STAR Qualified Equipment
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
Fireplaces	Gas, Outside
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
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Additional Information

Date Listed	July 18th, 2025
Days on Market	12
Short Sale	N
RE / Bank Owned	N

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