

# **\$1,559,000 - 22455 Silver Spur, Lake Forest**

MLS® #OC25170559

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## **\$1,559,000**

4 Bedroom, 3.00 Bathroom, 1,956 sqft  
Residential on 0 Acres

Ranchwood III (RA3), Lake Forest,

22455 Silver Spur has been completely renovated and meticulously designed by Jane Stier Interiors, blending timeless elegance with modern functionality. As you enter, a light filled living room with cathedral ceilings and cozy fireplace welcome you in. Upgrades feature contemporary iron staircase railings complemented by wooden balusters. Salt-washed oak vinyl flooring throughout. All renovations, including new dual pane windows and HVAC/ducting system, are fully PERMITTED. The remodeled open concept kitchen is equipped with brand new solid wood cabinets, quartz countertops, custom hood range cover, floating shelves, and all new high-end stainless-steel appliances. Kitchen pass-thru window to exterior bar counter offers ease for outdoor entertaining. Slider doors from the kitchen/family room open to a large, landscaped backyard and covered patio. The upstairs primary features vaulted ceiling and a spa-like ensuite with walk-in shower and custom double sink vanity. The secondary upstairs bath is equally remodeled. Every room in this home is beautifully illuminated by designer chandeliers, pendants, sconces, and brand-new LED recessed lights. This move-in-ready home is in Lake Forest II, offering Sun and Sail Club amenities such as pools, a spa, pickleball, and tennis courts.



Built in 1975

## **Essential Information**

MLS® #	OC25170559
Price	\$1,559,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,956
Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Jackie Hastey
Listing Office	Beach Cities Real Estate

### Community Information

Address	22455 Silver Spur
Area	LS - Lake Forest South
Subdivision	Ranchwood III (RA3)
City	Lake Forest
County	Orange
Zip Code	92630

### Amenities

Amenities	Pickleball, Pool, Spa/Hot Tub, Tennis Court(s), Barbecue, Picnic Area
Utilities	Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected, Sewer Available, Water Available
Parking Spaces	4
Parking	Door-Single, Driveway, Garage, Direct Access, Garage Faces Front, On Site, Paved, Private
# of Garages	2
Garages	Door-Single, Driveway, Garage, Direct Access, Garage Faces Front, On Site, Paved, Private
View	Neighborhood
Has Pool	Yes
Pool	Community, Association, Above Ground, Lap

### Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Sprinklers In Front, Landscaped, Sprinklers Timer, Sprinklers On Side, Lawn, Sprinklers In Rear
Windows	Double Pane Windows
Roof	Shingle
Foundation	Slab

## Interior

Interior	Wood, Vinyl
Interior Features	Cathedral Ceiling(s), Separate/Formal Dining Room, High Ceilings, Pantry, Quartz Counters, Recessed Lighting, Attic, Primary Suite, All Bedrooms Up, Breakfast Bar, Built-in Features, Open Floorplan, Pull Down Attic Stairs, Storage, Two Story Ceilings
Appliances	Dishwasher, Disposal, Gas Range, Refrigerator, Vented Exhaust Fan, Water Heater, Dryer, Washer, Built-In Range, Freezer, Gas Cooktop, Gas Oven
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## School Information

District	Saddleback Valley Unified
Elementary	La Madera
Middle	Serrano
High	El Toro

## Additional Information

Date Listed	July 29th, 2025
Days on Market	26
Short Sale	N
RE / Bank Owned	N

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