

# **\$1,199,900 - 23732 Cavanaugh Road, Lake Forest**

MLS® #OC25171505

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## **\$1,199,900**

4 Bedroom, 2.00 Bathroom, 2,105 sqft

Residential on 0 Acres

N/A, Lake Forest,

Welcome home to this Lake Forest oasis, complete with an upgraded pool, on an expansive 7,200 sq ft lot! With two main level bedrooms, no HOA fees, and a low tax rate, this property is your perfect retreat. Whether you're looking to entertain or create enduring family memories, you'll be delighted with this home. As you enter through the inviting double front doors, you'll be welcomed into a spacious family room featuring a cozy gas fireplace, luxury vinyl flooring. Adjacent to this space, you'll find the generously sized kitchen and dining area. The kitchen is adorned with granite countertops, cabinets have been refaced a garbage disposal, dishwasher, new gas cooktop, refrigerator plenty of cabinet space and recessed lighting. Just off the kitchen and dining, the enclosed patio (not included in the square footage almost 200+ sq.ft. look at the listing supplement) provides direct access to the adjacent covered patio and the in-ground swimming pool, gas fire pit with gated safety for your kids. On the main level, you'll also discover two bedrooms, a shared bathroom with a convenient walk-in shower, an interior laundry closet with side-by-side appliances, and direct access to the garage. The garage has been upgraded with insulation, drywall, and additional storage space, accessible via a dropdown ladder. Upstairs you will find two remarkably spacious bedrooms and a second bathroom that has been thoughtfully remodeled. This home features numerous enhancements, including



newer windows, a new AC/FAU system complete with updated ducting and registers, paid solar panels, a new roof, all-new pool equipment and plumbing, and the pool has been resurfaced. The list of improvements is extensive. What's more, the property's unique positioning, backing onto a privately owned plant nursery with secured property access, means you won't have residential neighbors directly behind you. The location also offers the convenience of being close to shopping, dining, several public parks, schools, and a quick drive to the 5 and 405 freeways. This Lake Forest pool home will not last long! Schedule your private tour today!

Built in 1964

**Essential Information**

MLS® #	OC25171505
Price	\$1,199,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,105
Acres	0.17
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Deepa Kumar
Listing Office	RE/MAX Premier Realty

**Community Information**

Address	23732 Cavanaugh Road
Area	LS - Lake Forest South
Subdivision	N/A
City	Lake Forest
County	Orange
Zip Code	92630

## Amenities

Utilities	Sewer Connected, Cable Available, Electricity Available, Natural Gas Available, Phone Available, Water Available
Parking Spaces	4
Parking	Door-Multi, Garage Faces Front, Garage, Driveway Level
# of Garages	2
Garages	Door-Multi, Garage Faces Front, Garage, Driveway Level
View	Pool
Has Pool	Yes
Pool	Gunite, Private
Security	Security System

## Exterior

Exterior	Stucco, Concrete
Exterior Features	Fire Pit, TV Antenna
Lot Description	ZeroToOneUnitAcre, Sprinkler System, Street Level
Construction	Stucco, Concrete
Foundation	Slab

## Interior

Interior	Laminate, Tile
Interior Features	Separate/Formal Dining Room, Bedroom on Main Level, Stone Counters, Storage, Wired for Data
Appliances	Dishwasher, Gas Range, Electric Oven, Range Hood
Heating	Central
Cooling	Central Air, Attic Fan
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## School Information

District	Saddleback Valley Unified
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## Additional Information

Date Listed	July 30th, 2025
Days on Market	59
Short Sale	N
RE / Bank Owned	N

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