

\$1,475,000 - 74 Cerrero Court, Rancho Mission Viejo

MLS® #OC25178288

\$1,475,000

3 Bedroom, 3.00 Bathroom, 2,184 sqft
Residential on 0 Acres

Avocet (ESEVO), Rancho Mission Viejo,

Lives like a SINGLE LEVEL HOME , highly upgraded and energy-efficient, this stunning Adobe Ranch-style home in the 55+ Avocet community of Esencia features owned solar panels, EV charger and large professionally landscaped backyard with private putting green! Located in one of Rancho Mission Viejo's most desirable neighborhoods, this thoughtfully designed Plan 3 lives like a single-level home, with three bedrooms and two bathrooms on the main floor—including a versatile bedroom currently used as an office. Upstairs, a spacious bonus room with a half bath and a covered deck overlooks scenic canyon views, offering the perfect space for guests, hobbies, or possible 4th bedroom. The open-concept kitchen is a chef's dream, with Bianco Antico granite countertops, Whirlpool stainless steel appliances, KitchenAid cooktop, subway tile backsplash, and crisp white Thermafoil cabinetry. The main-floor primary suite is a spa-like retreat with dual vanities, a soaking tub, large walk-in shower with dual shower heads plus a rain shower, and large walk-in closet. Designer upgrades include hardwood floors, Berber carpet, upgraded tile, motorized shades, plantation shutters, recessed lighting, shaker cabinetry with under-cabinet lighting and glass doors, and a custom built-in media wall. The professionally landscaped backyard is an entertainer's paradise featuring a covered California Ranch Room with outdoor gas fireplace, a built-in BBQ island, custom



lighting, drip irrigation, and a three-hole putting green designed by a professional greenskeeperâ€”complete with chipping mat. Stroll on the stabilized decomposed granite path by a dwarf lemon tree. Additional highlights: EV charger, whole-house water softener, tankless water heater, epoxy garage floor with built-in cabinetry, and full-home internet wiring. Over \$96,000 in original builder upgrades plus many thousands more in backyard enhancements and solar installation make this home truly turnkey! Enjoy exclusive access to The Outlook clubhouse with pool, spa, and cabanas, plus all the award-winning all ages RMV amenitiesâ€”clubhouses, saltwater pools, fitness centers, yoga studios, fire pits, bocce/pickleball courts, hiking trails, a neighborhood farm, and more. All this just 8 miles from the beaches of South Orange County and minutes to downtown San Juan Capistranoâ€™s shops and restaurants.

Built in 2016

Essential Information

MLS® #	OC25178288
Price	\$1,475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,184
Acres	0.12
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Allison Sorenson
Listing Office	Luxre Realty, Inc.

Community Information

Address	74 Cerrero Court
Area	ESEN - Esencia
Subdivision	Avocet (ESEVO)
City	Rancho Mission Viejo
County	Orange
Zip Code	92694

Amenities

Amenities	Call for Rules, Clubhouse, Sport Court, Fire Pit, Barbecue, Picnic Area, Playground, Pool, Spa/Hot Tub, Trail(s)
Utilities	Cable Available, Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Hills
Has Pool	Yes
Pool	In Ground, Association, Community

Exterior

Lot Description	Drip Irrigation/Bubblers, Sprinklers In Rear, Landscaped, Sprinklers Timer, Sprinklers On Side, Cul-De-Sac
Windows	Shutters

Interior

Interior	Wood
Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), All Bedrooms Down, Main Level Primary, Wired for Data
Appliances	Dishwasher, Tankless Water Heater, Water Softener
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Outside
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	August 7th, 2025
Days on Market	119
Short Sale	N
RE / Bank Owned	N

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