

\$1,788,000 - 12 La Perla, Lake Forest

MLS® #OC25178584

\$1,788,000

4 Bedroom, 3.00 Bathroom, 2,300 sqft
Residential on 0 Acres

Canyon Oaks (FHCO), Lake Forest,

The difference is in the details, and this home has them ALL! MOVE in READY!

Unparalleled luxury in the hills of Foothill Ranch. Every feature of this home has been meticulously crafted to offer an experience like no other. This extraordinary property is a true 5-star retreat, blending sophistication, comfort, luxury and convenience at every turn.

The expansive tropical backyard is a SHOWSTOPPER! Enjoy a custom saltwater pool and spa & stunning features creating an inviting atmosphere. The large covered patio is perfect for intimate dinners & lively gatherings, while the outdoor kitchen with built-in BBQ, sink, beverage refrigerator, & bar ensures effortless hosting. Relax by the fire pit or in the thoughtfully designed conversation area.

Inside, this home is equally impressive, newly renovated with the finest finishes boasting LVP flooring, designer paint, plantation shutters & custom built-ins. The heart of the home is the newly expanded kitchen with views to the stunning oasis & opening to the family room with a cozy fireplace, the custom cabinets, quartz counters, well appointed fixtures and KitchenAid Professional appliances make cooking a pleasure. Enjoy a dedicated coffee/wine bar with custom sink & wine frig. Walk-in pantry with an abundance of storage space.

Thoughtfully designed bedrooms & bathrooms offer unparalleled comfort & style. The highly sought-after first-floor bedroom can be a private office and is conveniently close to an



updated bathroom with shower. The gorgeous Primary Suite is a SANCTUARY with soaring ceilings & an expanded spa-style bathroom that includes a grand step in shower, freestanding soaking tub, two vanity areas, & a newly added walk-in closet with custom organizers. The large third & fourth bedrooms & third bathroom offer beautiful finishes. Separate interior laundry room. Efficiency & convenience are KEY with newer: Solar system-fully owned, high-efficiency doors/windows, HVAC system & water heater. Smart home features: Electronic door locks, automated lighting, security doorbell & camera. A 3-car direct access garage w/automatic doors, EV power access, & an abundance of built-in cabinetry & racks for storage. A prime community with views of magnificent sunsets, enjoy easy access to award-winning schools, parks, Whiting Ranch WP, shopping, dining, entertainment, hiking/biking, the library & nearby fwy access. Don't miss this opportunity to own an exceptional property.

Built in 1994

Essential Information

MLS® #	OC25178584
Price	\$1,788,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,300
Acres	0.14
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Patti Trevino

Listing Office Realty One Group West

Community Information

Address 12 La Perla
Area FH - Foothill Ranch
Subdivision Canyon Oaks (FHCO)
City Lake Forest
County Orange
Zip Code 92610

Amenities

Amenities Clubhouse, Meeting Room, Meeting/Banquet/Party Room, Barbecue, Picnic Area, Playground, Pickleball, Pool, Spa/Hot Tub, Fire Pit, Outdoor Cooking Area, Sport Court, Trail(s)

Parking Spaces 3
Parking Direct Access, Driveway, Garage, Garage Door Opener
of Garages 3
Garages Direct Access, Driveway, Garage, Garage Door Opener
View Hills
Has Pool Yes
Pool In Ground, Private, Salt Water, Waterfall, Association

Exterior

Exterior Stucco
Exterior Features Rain Gutters, Fire Pit
Lot Description Back Yard, Drip Irrigation/Bubblers, Front Yard, Sprinklers In Rear, Sprinklers In Front, Sprinkler System, Near Park

Windows Double Pane Windows, Plantation Shutters, Low Emissivity Windows
Roof Tile, Barrel
Construction Stucco
Foundation Slab

Interior

Interior Vinyl
Interior Features Built-in Features, Eat-in Kitchen, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Bar, Attic, Bedroom on Main Level, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Block Walls, Ceiling Fan(s), In-Law Floorplan, Stone Counters, Two Story Ceilings, Wet Bar

Appliances Dishwasher, Gas Cooktop, Disposal, Microwave, Range Hood, Water To Refrigerator, Water Heater, Double Oven

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

School Information

District	Saddleback Valley Unified
Elementary	Foothill Ranch
High	Trabucco Hills

Additional Information

Date Listed	August 11th, 2025
Days on Market	38
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 17th, 2026 at 2:30am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.