

# **\$1,139,900 - 22287 Modina, Laguna Hills**

MLS® #OC25186321

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## **\$1,139,900**

3 Bedroom, 2.00 Bathroom, 1,440 sqft  
Residential on 0 Acres

Laguna Terrace (LT), Laguna Hills,

Situated near the scenic Laguna Canyon in the desirable community of Laguna Hills, this beautifully updated single-story home offers the perfect blend of modern comfort and classic charm. From the moment you arrive, a well-manicured front yard and expansive paved sitting area create an inviting first impression, seamlessly blending indoor and outdoor living. Step inside to discover a bright and airy living space, where natural light highlights the elegant crown molding, fresh paint, and durable luxury vinyl flooring. The recently remodeled kitchen is designed for both functionality and style, featuring sleek quartz countertops, a built-in buffet bar with floating shelves, ample cabinetry, and brand-new stainless steel appliances, including an electric range, microwave, and dishwasher. The open breakfast bar transitions effortlessly into the spacious family room, which boasts a cozy corner fireplace and direct access to the backyard. The primary suite serves as a private retreat, offering a beautifully tiled marble shower, while both bathrooms have been thoughtfully upgraded with a timeless design. The backyard is a private sanctuary, complete with a large paved patio and space for gardening—ideal for entertaining or unwinding in the fresh air. Additional features include a newer composition roof with updated rain gutters, a low tax rate, no Mello-Roos, and a 220v electric car charger in the garage. Perfectly positioned between Santa Vittoria Park and



the San Remo Park tennis courts, this home is conveniently offers quick access to the 133, 405, and 5 freeways. With the Irvine Spectrum just minutes away and Laguna Beach less than 10 miles from your doorstep, this move-in-ready home provides the best of Southern California living!

Built in 1972

**Essential Information**

MLS® #	OC25186321
Price	\$1,139,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,440
Acres	0.11
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Stephanie Young
Listing Office	Coldwell Banker Realty

**Community Information**

Address	22287 Modina
Area	S2 - Laguna Hills
Subdivision	Laguna Terrace (LT)
City	Laguna Hills
County	Orange
Zip Code	92653

**Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage Faces Front, Garage
# of Garages	2

Garages	Driveway, Garage Faces Front, Garage
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Yard
Windows	Double Pane Windows
Roof	Composition
Foundation	Slab

## Interior

Interior	Laminate, Tile
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Eat-in Kitchen, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, ENERGY STAR Qualified Appliances, Electric Cooktop, Electric Range, Electric Water Heater, Disposal, Ice Maker, Microwave, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Saddleback Valley Unified
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## Additional Information

Date Listed	March 10th, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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