

# **\$1,384,000 - 22831 Modesto Drive, Mission Viejo**

MLS® #OC25193366

**\$1,384,000**

4 Bedroom, 2.00 Bathroom, 1,632 sqft

Residential on 0 Acres

Seville (SE), Mission Viejo,

Gorgeous Modern Retreat on a Corner Lot in Mission Viejo – Perfect for Entertaining!

Welcome to 22831 Modesto St., a fully renovated masterpiece on a prime corner lot in vibrant Mission Viejo, just steps from the serene Mission Viejo Park. With tons of parking outside, this home is ideal for hosting unforgettable gatherings. The stunning curb appeal draws you in with lush new landscaping, fresh green grass, and a charming courtyard featuring new irrigation, leading to a sleek solid wood front door with modern hardware, a smart camera doorbell, and a stylish outdoor light.

Step inside to a bright, open interior with beautiful white oak flooring, modern recessed lighting, and fresh trim throughout. The grand entryway flows into a cozy living space centered around a striking plaster-finished wood-burning fireplace, perfect for creating lasting memories. The open-concept kitchen is a showstopper, boasting chic oak cabinets, sparkling quartz countertops, a trendy tile backsplash, a quartz sink with bronze fixtures, and top-notch new appliances, including a custom range, dishwasher, and microwave.

New energy-efficient windows and sliding glass doors fill the home with light and open to a completely reimagined backyard with a new vinyl fence and spacious patio, designed for seamless indoor-outdoor entertaining. Guest bedrooms dazzle with stylish light fixtures and upgraded closets, while the guest bathroom features a sleek oak vanity with quartz



countertop, a luxurious soaking tub, and a beautifully tiled shower with a niche. The expansive primary suite is your private oasis, complete with a spa-like bathroom showcasing a double oak vanity, quartz countertop, elegant tile, and a crystal-clear Starphire glass shower. Modern black door handles, solid doors, add a touch of class throughout. The garage impresses with a new motor, keypad, and glossy epoxy floors. Located just moments from Mission Viejo Parkâ€™s scenic trails and recreational amenities, with ample parking for guests, this move-in-ready gem is perfect for those who love to entertain. Donâ€™t waitâ€”schedule a tour today and experience the charm and luxury of this Mission Viejo stunner!

Built in 1970

## Essential Information

MLS® #	OC25193366
Price	\$1,384,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,632
Acres	0.16
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Ranch, Cape Cod, Cottage
Status	Closed
Listing Agent	Megan Bixler
Listing Office	StarFire Real Estate Corp.

## Community Information

Address	22831 Modesto Drive
Area	MN - Mission Viejo North
Subdivision	Seville (SE)

City Mission Viejo  
County Orange  
Zip Code 92691

## Amenities

Amenities Outdoor Cooking Area, Picnic Area, Playground, Trail(s),  
Meeting/Banquet/Party Room, Recreation Room  
Parking Spaces 2  
Parking Direct Access, Driveway, Garage  
# of Garages 2  
Garages Direct Access, Driveway, Garage  
View Park/Greenbelt  
Pool None

## Exterior

Lot Description ZeroToOneUnitAcre  
Windows ENERGY STAR Qualified Windows

## Interior

Interior Vinyl  
Interior Features Block Walls, Cathedral Ceiling(s), High Ceilings, Open Floorplan, Quartz  
Counters, Recessed Lighting, Primary Suite  
Appliances Dishwasher  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Family Room  
# of Stories 1  
Stories One

## School Information

District Saddleback Valley Unified  
Elementary Glen Yermo  
Middle La Paz  
High Trabucco Hills

## Additional Information

Date Listed August 28th, 2025  
Days on Market 17

Short Sale N  
RE / Bank Owned N

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