

\$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 Park’s scenic trails and recreational amenities, with ample parking for guests, this move-in-ready gem is perfect for those who love to entertain. Don’t wait—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

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|------------|---------------------------|
| 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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