

# **\$1,649,000 - 25401 Champlain Road, Laguna Hills**

MLS® #OC25196911

**\$1,649,000**

4 Bedroom, 3.00 Bathroom, 2,514 sqft

Residential on 0 Acres

Capistrano Highlands (CH), Laguna Hills,

Enjoy this completely renovated (2025) home in the heart of Laguna Hills, home of the Hawks! This gorgeous 4 bedroom/ 2.5 bathroom property has recently been Re-piped (2025) & is loaded w/incredible upgrades!

Enter the beautiful front door to this light and bright open floor plan. The foyer & living areas will take your breath away w/soaring vaulted ceilings, natural light & expertly arranged space. Beautiful kitchen is well equipped w/ Quartz counter tops, generous cabinet space, new appliances & lovely views through large windows to enjoy every meal. Conveniently adjacent to kitchen is the huge family room w/ dramatic vaulted ceilings. Downstairs primary suite is perfect w/ private sliding door leading to your backyard oasis. Backyard is a dream with refreshing pool~ just waiting to be enjoyed, especially in the SoCal heat. En-suite features state-of-the-art finishings. Just a few of the recent upgrades include~ New Roof, 3 Bathrooms Remodeled, Dual Pane Windows & Sliders Added, also Freshly Painted Interior & Exterior. Desirable location; walking distance to award-winning schools, steps away from Knotty Pine Park; additional parks are also conveniently located within walking distance. Ideally located near the 5FWY & Toll Roads, AND mere miles to spectacular Laguna Beach, Irvine Spectrum, shops, restaurants, movie theaters & much more! This home offers incredible curb-appeal. Hurry to the best kept secret in LH! No Mello Roos, No HOA, Excellent Schools! Welcome to the



Neighborhood!

Built in 1971

## Essential Information

MLS® #	OC25196911
Price	\$1,649,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,514
Acres	0.17
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Annika Godfrey
Listing Office	Coldwell Banker Realty

## Community Information

Address	25401 Champlain Road
Area	S2 - Laguna Hills
Subdivision	Capistrano Highlands (CH)
City	Laguna Hills
County	Orange
Zip Code	92653

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Door-Multi, Direct Access, Driveway, Garage, Door-Single
# of Garages	3
Garages	Door-Multi, Direct Access, Driveway, Garage, Door-Single
View	Trees/Woods, Neighborhood, Pool
Has Pool	Yes
Pool	In Ground, Private

Security Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features Lighting  
Lot Description Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Sprinkler System, Yard, Near Park, Secluded  
Windows Custom Covering(s)

## Interior

Interior Carpet, Tile, Vinyl  
Interior Features Breakfast Bar, Built-in Features, Breakfast Area, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Bedroom on Main Level, Dressing Area, Main Level Primary, Walk-In Closet(s), Attic, Entrance Foyer, Pantry, Primary Suite, Stone Counters  
Appliances Dishwasher, Disposal, Microwave, Water Heater, Built-In Range  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Living Room  
# of Stories 2  
Stories Two

## School Information

District Saddleback Valley Unified  
Elementary Valencia  
Middle La Paz  
High Laguna Hills

## Additional Information

Date Listed September 3rd, 2025  
Days on Market 11  
Short Sale N  
RE / Bank Owned N

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