

\$2,499,900 - 1 David Street, Ladera Ranch

MLS® #OC25215441

\$2,499,900

4 Bedroom, 5.00 Bathroom, 3,682 sqft
Residential on 0 Acres

Montanez (MONT), Ladera Ranch,

Welcome to this stunning 4 bedroom, 4.5 bath executive residence with a 2-car garage, ideally situated on an expansive 9,564 sq. ft. cul-de-sac lot in the prestigious guard-gated community of Covenant Hills. Offering 3,682 sq. ft. of beautifully designed living space, this home captures panoramic views, refreshing breezes, and the ultimate in indoor-outdoor living. The inviting private courtyard entry leads to a light-filled interior adorned with hardwood floors, custom woodwork, stone accents, and thoughtful designer details throughout. The chef's kitchen showcases an oversized island, abundant cabinetry, and premium stainless steel appliances, complemented by Carrera-style Ceasarstone counters and a custom backsplash. Multiple sets of French doors flood the home with natural light and seamlessly connect the interior to the wraparound view lot. This highly sought-after floor plan features a spacious main-level primary suite plus an additional en-suite bedroom downstairs—perfect for multi-generational living or guests. Upstairs, an expansive bonus room anchors two more en-suite bedrooms, creating a versatile retreat for work, play, or relaxation. Step outside to your private backyard oasis designed for entertaining, complete with a cozy outdoor fireplace, large BBQ area, tranquil fountain, and an in-ground spa for evenings under the stars. A nice bonus feature is the owned solar panel system which helps with the energy costs for sure. Nestled in one of Orange



County’s most desirable master-planned communities, you’ll enjoy access to award-winning schools, scenic walking paths, community pools, tennis courts, parks, playgrounds, skate and water parks, and so much more. This exceptional property combines luxury, comfort, and lifestyle—truly a home you’ll want to call your own.

Built in 2007

Essential Information

MLS® #	OC25215441
Price	\$2,499,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,682
Acres	0.22
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Maryam Amiri
Listing Office	Redfin

Community Information

Address	1 David Street
Area	LD - Ladera Ranch
Subdivision	Montanez (MONT)
City	Ladera Ranch
County	Orange
Zip Code	92694

Amenities

Amenities	Clubhouse, Sport Court, Fire Pit, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pool, Recreation Room, Spa/Hot Tub, Tennis Court(s),
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	Trail(s)
Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	4
Parking	Door-Multi, Direct Access, Driveway, Garage
# of Garages	2
Garages	Door-Multi, Direct Access, Driveway, Garage
View	City Lights, Panoramic, Trees/Woods
Has Pool	Yes
Pool	Heated, In Ground, Association
Security	Carbon Monoxide Detector(s), Gated with Attendant, 24 Hour Security, Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Rain Gutters, Fire Pit
Lot Description	ZeroToOneUnitAcre, Cul-De-Sac, Sprinklers Timer, Sprinkler System, Yard, Sprinklers Manual
Windows	Custom Covering(s), Double Pane Windows
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Stone, Wood
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Stone Counters, Bedroom on Main Level, Entrance Foyer, Main Level Primary, Walk-In Closet(s)
Appliances	SixBurnerStove, Barbecue, Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan, Water To Refrigerator, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Gas Starter, Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Elementary	Oso Grande
Middle	Ladera Ranch
High	San Juan Hills

Additional Information

Date Listed	September 11th, 2025
Days on Market	58
Short Sale	N
RE / Bank Owned	N

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