

\$3,395,000 - 6 Pistoria, Ladera Ranch

MLS® #OC25223609

\$3,395,000

5 Bedroom, 5.00 Bathroom, 4,814 sqft
Residential on 0 Acres

Covenant Hills Custom Homes (COVC), Ladera Ranch,

Gorgeous former model home in Covenant Hills with nearly 15,000 sqft lot, casita & resort-style yard. Welcome to this exquisite 5-bedroom, 5.5 bathroom K. Hovnanian Capistrano masterpiece set within the guard-gated community of Covenant Hills. Situated on a rare 14,976 sqft lot, this nearly 5000 sqft former model home offers several recent updates, privacy, luxury and unmatched indoor-outdoor living. Designed for both entertaining and everyday comfort, this beautifully upgraded home features a versatile loft, 4 balconies and a 3-car garage with built-in cabinetry and water filtration. The spacious open-concept floor plan is flooded with natural light and adorned with custom features: hardwood and tile flooring, bi-fold door and windows, plantation shutters, electric window treatments, designer lighting, ceiling fans, wine refrigerator, and a custom fireplace. The chef's kitchen is a showstopper with luxury stainless steel appliances, Wolf gas range, quartz countertops, glass-front refrigerator/freezer, an elegant custom backsplash and custom bi-fold windows to open the home to the yard. Step outside to your private resort-style backyard featuring a sparkling pool & spa, outdoor shower, fire features, built-in BBQ with Teppan grill, ½ basketball court, dog run, and newly landscaped grounds with custom built-in tables. The spacious primary suite includes a private balcony, elevated ceilings, custom bathroom, and built-in walk-in closets.



Additional upstairs bedrooms are generously sized, along with a versatile loft. A tranquil outdoor courtyard with fireplace connects the main home to a detached casita, complete with kitchenette, full bath, living space, walk-in closet and private entrance – perfect for guests, in-laws or a private office. Other highlights include a main-level laundry room, abundant storage and leased solar for energy efficiency. Enjoy world-class amenities including a newly renovated water park, four resort-style pools, tennis and pickleball courts, scenic walking trails, and proximity to top-rated schools, shopping, dining, and all that South Orange County has to offer. Don't miss this rare opportunity to own one of the finest homes in Covenant Hills set in the rolling hills of South Orange County!

Built in 2006

Essential Information

MLS® #	OC25223609
Price	\$3,395,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,814
Acres	0.34
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Tim Wolter
Listing Office	Ladera Realty

Community Information

Address	6 Pistoria
Area	LD - Ladera Ranch

Subdivision	Covenant Hills Custom Homes (COVC)
City	Ladera Ranch
County	Orange
Zip Code	92694

Amenities

Amenities	Barbecue, Clubhouse, Dog Park, Fire Pit, Other Courts, Outdoor Cooking Area, Pickleball, Picnic Area, Playground, Pool, Spa/Hot Tub, Sport Court, Tennis Court(s), Trail(s)
Parking Spaces	3
Parking	Direct Access, Garage
# of Garages	3
Garages	Direct Access, Garage
View	City Lights, Mountain(s), Neighborhood, Pool
Has Pool	Yes
Pool	Association, Private
Security	Gated Community, Gated with Attendant, Gated with Guard

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Sprinkler System, Yard
Foundation	Slab

Interior

Interior Features	All Bedrooms Up, Balcony, Built-in Features, Crown Molding, Dry Bar, Eat-in Kitchen, High Ceilings, In-Law Floorplan, Jack and Jill Bath, Paneling/Wainscoting, Pantry, Primary Suite, Recessed Lighting, See Remarks, Separate/Formal Dining Room, Stone Counters, Walk-In Closet(s), Walk-In Pantry
Appliances	Barbecue, Built-In Range, Dishwasher, SixBurnerStove
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Oso Grande

Middle	Ladera Ranch
High	San Juan Hills

Additional Information

Date Listed	September 12th, 2025
Days on Market	150
Short Sale	N
RE / Bank Owned	N

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