

# \$1,250,000 - 3 Abilene, Trabuco Canyon

MLS® #OC25231991

**\$1,250,000**

4 Bedroom, 4.00 Bathroom, 2,250 sqft

Residential on 0 Acres

California Crosswinds (CACW), Trabuco Canyon,

Welcome home to this beautiful 4-bedroom, 3.5-bath Sundance model pool home located in the highly desirable Wagon Wheel community. Designed with family living in mind, this thoughtfully appointed floor plan offers plenty of space for everyone to be together while also providing private retreats when needed. Downstairs, you'll find three bedrooms: one with its own ensuite, another with a large and versatile private retreat, and a third perfect for guests. Upstairs, the spacious primary suite with its relaxing ensuite bath creates a private sanctuary to unwind at the end of the day.

The main living area is filled with natural light and features an open-concept design that brings the whole family together. From casual weeknight dinners to holiday celebrations, the seamless flow between the kitchen, dining, and family room makes every gathering warm and inviting. The home showcases beautiful upgrades throughout, including granite counters, decorative beveled glass windows, elegant wood shutters, custom wood door casings, wood flooring, and brand-new carpet.

Step outside to your backyard oasis, where a sparkling pool and spa set the stage for endless fun and relaxation. It's the perfect place to entertain, host summer barbecues, or simply make lasting memories with family and friends.



Adding to its appeal, this home is energy-efficient with brand-new Tesla solar panels, helping to reduce utility costs while supporting sustainable living.

Nestled in the charming Wagon Wheel community, this home offers access to parks, trails, and top-rated Capistrano Unified schools, including Wagon Wheel Elementary, Las Flores Middle School, and Tesoro High School—all recognized as Blue Ribbon schools. More than just a house, this is the perfect family home in one of the area's most sought-after neighborhoods.

Built in 1996

## Essential Information

MLS® #	OC25231991
Price	\$1,250,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,250
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Al Mejia
Listing Office	Al Mejia Real Estate

## Community Information

Address	3 Abilene
Area	WW - Wagon Wheel
Subdivision	California Crosswinds (CACW)
City	Trabuco Canyon
County	Orange
Zip Code	92679

## Amenities

Amenities	Trail(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Connected
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Hills, Neighborhood, Pool
Has Pool	Yes
Pool	In Ground, Private
Security	Smoke Detector(s)

## Exterior

Exterior	Stucco, Wood Siding
Lot Description	Front Yard
Windows	Shutters
Construction	Stucco, Wood Siding
Foundation	Slab

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Ceiling Fan(s), Granite Counters, Walk-In Closet(s), Balcony, Main Level Primary, Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Microwave, Water Heater, Convection Oven, Range Hood
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Wagon Wheel
Middle	Las Flores
High	Tesoro

## Additional Information

Date Listed October 2nd, 2025

Days on Market 18

Short Sale N

RE / Bank Owned N

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