

# \$1,299,888 - 78 Carriage, Lake Forest

MLS® #OC25239671

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**\$1,299,888**

4 Bedroom, 3.00 Bathroom, 2,162 sqft

Residential on 0 Acres

California Vista (FCV), Lake Forest,

Stop looking â€” this is the one youâ€™ve been searching for! You won't find anything comparable in Irvine at this price. Live the Southern California lifestyle you've always dreamed of in the enchanting community of Foothill Ranch, surrounded by picturesque rolling hills. This premier location features a backyard with an in-ground pebble-tech spa, custom built-in BBQ and bar, covered patio, and professional landscape lighting hardwired with self-timers â€” all offering exceptional privacy and panoramic views. Upon arrival, you'll notice the charming curb appeal, with brick accents and well-manicured landscaping featuring artificial turf. This stunning property boasts four bedrooms, two and a half bathrooms, plus a bonus/office/media room that could easily be converted into a fifth bedroom. Step inside and be greeted by an open floor plan with bright, neutral décor throughout. The living room and formal dining area are ideal for hosting dinner parties and holiday celebrations. You'll love the remodeled chef-inspired kitchen, featuring quartz countertops, custom white cabinetry, designer backsplash, center island, stainless steel GE Café appliances, recessed lighting, pantry, and breakfast nook. Movie nights will never be the same in the family room with a built-in entertainment center, 4K OLED TV, and POLK surround sound. A convenient downstairs laundry room includes extra under-stair storage space. Efficiency meets comfort with a whole-house fan, PEX repipe, Energy Star



Low-E vinyl windows, and a Trane AC system. Custom upgrades include plantation shutters, upgraded baseboards, and crown molding, upgraded light fixtures, new carpeting, luxury vinyl flooring, a Honeywell Pro Alarm System, GE whole-house water system, new hot water tank, epoxy garage floor coating, and insulated garage doors. Upstairs, you will be delighted by a remodeled primary suite featuring high-volume ceilings, a beautifully updated bath with a walk-in shower, separate oval soaking tub, custom vanity, large walk-in closet with organizers, and mirrored wardrobes. The multipurpose media/bonus room includes surround sound speakers, and three additional bedrooms share a remodeled secondary bath. This wonderful home has all the bells and whistles youâ€™ve been dreaming of. Hurry â€“ the sellers have priced this home to sell fast!

Built in 1994

## Essential Information

MLS® #	OC25239671
Price	\$1,299,888
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,162
Acres	0.08
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Tim Morissette
Listing Office	Coldwell Banker Realty

## Community Information

Address	78 Carriage
Area	FH - Foothill Ranch
Subdivision	California Vista (FCV)
City	Lake Forest
County	Orange
Zip Code	92610

## Amenities

Amenities	Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete, Door-Multi, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, Garage Door Opener, On Street, Side By Side
# of Garages	2
Garages	Concrete, Door-Multi, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, Garage Door Opener, On Street, Side By Side
View	City Lights, Hills, Panoramic
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Brick, Drywall, Concrete, Stucco
Exterior Features	Barbecue
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Timer, Sprinkler System
Windows	Double Pane Windows, Plantation Shutters, Screens
Roof	Concrete
Construction	Brick, Drywall, Concrete, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Vinyl
Interior Features	Breakfast Bar, Built-in Features, Breakfast Area, Block Walls, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Wired for Sound, All Bedrooms Up, Primary Suite
Appliances	Built-In Range, Barbecue, Convection Oven, Dishwasher, Electric Oven, Freezer, Gas Cooktop, Disposal, Gas Water Heater, Ice Maker, Microwave, Refrigerator

Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter
# of Stories	2
Stories	Two

### **School Information**

District	Saddleback Valley Unified
Elementary	Foothill Ranch
Middle	Rancho Santa Margarita
High	Trabuco Hills

### **Additional Information**

Date Listed	October 15th, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

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