

# **\$1,325,000 - 28 Paranza, Rancho Mission Viejo**

MLS® #OC25239832

**\$1,325,000**

4 Bedroom, 3.00 Bathroom, 2,234 sqft

Residential on 0 Acres

Avant (ESAVN), Rancho Mission Viejo,

Welcome to 28 Paranza Place — where modern design, unbeatable value, and a true sense of community meet in the heart of Rancho Mission Viejo.

Situated on one of the most beloved streets in Esencia, this beautifully upgraded 4-bedroom, 3-bathroom single-family home offers the perfect balance of comfort, style, and location. As one of the newest enclaves built in Esencia, it provides the fresh, contemporary finishes today's buyers love — but with lower Mello-Roos than the new homes currently being built in Rienda, making it an exceptional value in RMV.

Step inside to find an inviting open-concept layout with a spacious great room, dining area, and a designer kitchen featuring a large center island, quartz countertops, stainless-steel appliances, and custom cabinetry. The main floor bedroom with full bathroom offers flexibility for guests, a home office, or multi-generational living. Upstairs, you'll find three additional bedrooms including a serene primary suite with a spa-inspired bath and walk-in closet, plus a convenient laundry room and versatile loft space.

Outside, enjoy a private backyard perfect for entertaining, relaxing, or enjoying the California sunshine, along with a driveway—a rare and valuable feature in the neighborhood.



CRMLS

Beyond the home itself, 28 Paranza Place sits on a street that's known throughout Rancho Mission Viejo for its incredible holiday spirit. Every year, neighbors transform the block with festive lights, themed displays, and community gatherings that make the season truly magical. It's one of those rare streets where people still wave, connect, and celebrate together.

Enjoy access to all of Rancho Mission Viejo's award-winning amenities — resort-style pools, fitness centers, playgrounds, trails, clubhouses, and lifestyle events — all just moments from your door.

Why pay more for a smaller home and higher taxes in Rienda when you can have the best of both worlds right here — newer construction, prime location, and the unmatched community spirit of Esencia, and have access to all amenities across all villages, making this home a perfect choice!

Built in 2020

## Essential Information

|                |                               |
|----------------|-------------------------------|
| MLS® #         | OC25239832                    |
| Price          | \$1,325,000                   |
| Bedrooms       | 4                             |
| Bathrooms      | 3.00                          |
| Full Baths     | 3                             |
| Square Footage | 2,234                         |
| Acres          | 0.08                          |
| Year Built     | 2020                          |
| Type           | Residential                   |
| Sub-Type       | Single Family Residence       |
| Status         | Closed                        |
| Listing Agent  | Roy Fenn                      |
| Listing Office | Douglas Elliman of California |

## Community Information

Address 28 Paranza  
Area ESEN - Esencia  
Subdivision Avant (ESAVN)  
City Rancho Mission Viejo  
County Orange  
Zip Code 92694

## Amenities

Amenities Clubhouse, Sport Court, Fitness Center, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pickleball, Pool, Recreation Room, Spa/Hot Tub, Tennis Court(s), Trail(s), Bocce Court, Dog Park, Fire Pit, Meeting/Banquet/Party Room, Meeting Room  
Parking Spaces 2  
# of Garages 2  
View Mountain(s), Neighborhood  
Has Pool Yes  
Pool Association

## Exterior

Lot Description Front Yard, Back Yard, Street Level

## Interior

Interior Features Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Loft  
Cooling Central Air  
Fireplaces None  
# of Stories 2  
Stories Two

## School Information

District Capistrano Unified  
High Tesoro

## Additional Information

Date Listed October 14th, 2025  
Days on Market 6  
Short Sale N  
RE / Bank Owned N

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