

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

MLS® #OC25239832

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## **\$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 â€” 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 todayâ€™s buyers love â€” 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, youâ€™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 drivewayâ€”a rare and valuable feature in the neighborhood.



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
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## 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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