

\$750,000 - 25272 Birch Grove, Lake Forest

MLS® #OC25245940

\$750,000

2 Bedroom, 2.00 Bathroom, 1,022 sqft
Residential on 7 Acres

Tierra Vista (TV), Lake Forest,

**SPECTACULAR LOCATION WITH
OVERSIZED WRAP AROUND YARD,
PANORAMIC VIEWS, HIGHLY SOUGHT
AFTER FLOOR PLAN WITH NO STAIRS AND
UPGRADES THROUGHOUT!** Unparalleled

privacy offered by this amazing property tucked away at the end of the cul-de-sac and no neighbors on one side. Open and airy floor plan offering a large living and dining room with upgraded sliding doors leading to the large and private wrap around patio with panoramic views, oversized side yard offering plenty of outdoor space for your enjoyment and entertainment. Kitchen pens to the living areas and offers granite countertops, stainless steel appliances and recessed lighting.

Spacious master suite with ample closet and cabinet space, master bathroom featuring an upgraded vanity with granite countertop, upgraded tub and shower and fixtures. Large 2nd bedroom and full 2nd bathroom featuring an upgraded vanity, tub and shower and fixtures. There is also a convenient full size inside laundry room, direct access to the attached garage and a full driveway! Upgraded dual glazed windows and sliding doors, upgraded flooring and baseboards, added/upgraded designer style lighting fixtures and ceiling fans and so much more.

Community pool and spa, walk to nearby park and recreation, excellent proximity to nearby shopping, Irvine Spectrum with restaurants, shops and entertainment and nearby hiking, biking and nature trails!



Built in 1986

Essential Information

MLS® #	OC25245940
Price	\$750,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,022
Acres	6.83
Year Built	1986
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Kamran Montazami
Listing Office	RE/MAX Premier Realty

Community Information

Address	25272 Birch Grove
Area	LN - Lake Forest North
Subdivision	Tierra Vista (TV)
City	Lake Forest
County	Orange
Zip Code	92630

Amenities

Amenities	Maintenance Front Yard, Pool, Spa/Hot Tub
Utilities	Electricity Connected, Natural Gas Connected, Cable Available, Phone Available, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Driveway, Garage, Concrete, Door-Single, Garage Door Opener
# of Garages	1
Garages	Driveway, Garage, Concrete, Door-Single, Garage Door Opener
View	City Lights, Panoramic, Park/Greenbelt, Trees/Woods
Has Pool	Yes
Pool	Association

Exterior

Exterior	Stucco
----------	--------

Lot Description	Back Yard, Near Park, Yard
Windows	Double Pane Windows
Construction	Stucco
Foundation	Slab

Interior

Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Granite Counters, Open Floorplan, Primary Suite, Recessed Lighting, Utility Room
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer, Disposal, Gas Range, Water Heater
Heating	Central, Forced Air
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Saddleback Valley Unified
----------	---------------------------

Additional Information

Date Listed	October 24th, 2025
Days on Market	42
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 5th, 2026 at 1:55am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.