

\$1,148,000 - 22482 Formentor # 15, Mission Viejo

MLS® #OC25249110

\$1,148,000

2 Bedroom, 2.00 Bathroom, 1,444 sqft
Residential on 0 Acres

Mallorca Condos (MQ), Mission Viejo,

Fully Remodeled Lakefront Retreat with Unmatched Lake Views! Seize this unparalleled opportunity to acquire this meticulously and fully remodeled residence in the highly sought-after, guard-gated Mallorca community, overlooking the pristine waters of Lake Mission Viejo. This is not merely an update but a comprehensive transformation, offering a turnkey, high-end living experience. The entire residence has been expertly renovated, ensuring a seamless blend of modern luxury and tranquil lakefront living. Experience breathtaking, unobstructed lake views from nearly every window, with virtually nothing between your home and the water's edge. The serene setting, framed by mature trees, provides an extraordinary sense of privacy and seclusion rarely found in waterfront properties. Inside, the home has been elevated with premium finishes and an open-concept floor plan designed to maximize light and the stunning scenery. The living and dining areas feature exquisite new wood flooring and light and bright designer paint, both of which continue throughout and into the two spacious bedrooms. With a fully renovated ensuite the primary bedroom has great light and fantastic lake views. A secondary guest bedroom and a fully modeled guest bath complete the indoor living spaces. An expansive, oversized patio, perfect for both sophisticated entertaining and quiet relaxation, overlooks a tranquil open space, further enhancing the home's sense of privacy. With



the abundance of all new finishes including all new floors, recessed lighting, new paint, all new stainless-steel appliances and a dedicated 2 car detached garage this home has it all! As a resident of the Mallorca community, you will enjoy exclusive access to a private beach and pool. Furthermore, ownership includes membership to the acclaimed Lake Mission Viejo amenities, transforming every day into a resort-style experience. Indulge in private beaches, docks, boat rentals, fishing, picnic areas, and courts for volleyball and basketball, all complemented by the vibrant social calendar of summer concerts and the spectacular Fourth of July fireworks. A fully reimagined home offering an exceptional, elevated lifestyle. Welcome home.

Built in 1981

Essential Information

MLS® #	OC25249110
Price	\$1,148,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,444
Acres	0.06
Year Built	1981
Type	Residential
Sub-Type	Condominium
Style	Spanish, Patio Home
Status	Closed
Listing Agent	Beau Beardslee
Listing Office	First Team Real Estate

Community Information

Address	22482 Formentor # 15
Area	MN - Mission Viejo North
Subdivision	Mallorca Condos (MQ)

City	Mission Viejo
County	Orange
Zip Code	92692

Amenities

Amenities	Controlled Access, Dog Park, Maintenance Grounds, Picnic Area, Pool, Guard, Spa/Hot Tub
Utilities	Cable Available, Cable Connected, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Phone Available, Phone Connected, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	2
# of Garages	2
View	City Lights, Park/Greenbelt, Hills, Lake, Mountain(s), Neighborhood, Panoramic
Waterfront	Lake, Lake Front, Lake Privileges
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Frame, Stucco
Exterior Features	Lighting
Lot Description	Cul-De-Sac, Near Park, Paved, Secluded, Walkstreet, No Landscaping
Windows	Screens
Roof	None
Construction	Frame, Stucco
Foundation	Slab

Interior

Interior	Stone, Tile, Wood
Interior Features	Built-in Features, Balcony, Breakfast Area, Separate/Formal Dining Room, Living Room Deck Attached, Open Floorplan, Quartz Counters, Recessed Lighting, Unfurnished, All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Range Hood, Vented Exhaust Fan
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes

Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Castille
Middle	Newhart
High	Capistrano Valley

Additional Information

Date Listed	October 29th, 2025
Days on Market	36
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 8th, 2026 at 12:55am 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.