

# **\$1,295,000 - 28631 Mill Pond, Mission Viejo**

MLS® #OC25266750

**\$1,295,000**

3 Bedroom, 3.00 Bathroom, 2,379 sqft

Residential on 0 Acres

Stoneybrook (SB), Mission Viejo,

Welcome to luxury living in the prestigious guard-gated community of Canyon Crest Estates. Tucked away on a quiet private cul-de-sac and surrounded by larger executive homes, this beautifully upgraded residence offers an exceptional floorplan featuring three ensuite bedrooms, including two on the main level—a rare and highly desirable layout.

Step inside to soaring ceilings, elegant finishes, custom wall treatments, and a warm, inviting ambiance. The thoughtfully updated kitchen showcases leathered granite style countertops, soft-close cabinetry, custom lighting, a farmhouse sink with garden window, GE Profile built-ins, abundant prep space, and a convenient corner Lazy Susan. The kitchen flows seamlessly into the spacious family room, complete with an elegant fireplace, ceiling fan, and French doors that open to your private outdoor paradise. The main-level primary suite features mirrored wardrobes, a ceiling fan, and direct access to the backyard. Its ensuite bathroom offers a dual-sink vanity, walk-in shower, and large soaking tub—perfect for unwinding at the end of the day. An additional downstairs ensuite bedroom provides comfort and flexibility for guests or multigenerational living. Upstairs, a third ensuite bedroom with a walk-in shower offers privacy and versatility. Outside, discover your own tropical oasis—a serene sanctuary with lush landscaping, three cascading waterfall features, koi ponds, and a charming walking bridge. Ideal for relaxing, entertaining, or



CRMLS

simply enjoying the peaceful surroundings. Additional highlights include newer roof with upgraded radiant-barrier underlayment featuring improved barrier with laminated reflective foil for improved energy efficiency, rebuilt A/C unit, beautiful laminate flooring on the main level, and great natural light throughout. Residents of Canyon Crest Estates enjoy resort-style amenities: Pools, spa, tennis, pickleball and basketball courts, playground, BBQ and picnic areas, clubhouse, and fitness center. For even more recreation, Lake Mission Viejo offers boating, a swimming beach, picnic areas, playgrounds, concerts and events. With a low tax rate, no Mello-Roos, and close proximity to shopping, dining, entertainment, and outdoor recreation, this exceptional home delivers an unmatched lifestyle in one of Mission Viejo's most exclusive communities. A must see!

Built in 1985

## Essential Information

MLS® #	OC25266750
Price	\$1,295,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	2,379
Acres	0.14
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Wade Wright
Listing Office	Wade Wright, Broker

## Community Information

Address	28631 Mill Pond
Area	MN - Mission Viejo North

Subdivision	Stoneybrook (SB)
City	Mission Viejo
County	Orange
Zip Code	92692

## Amenities

Amenities	Clubhouse, Fitness Center, Other Courts, Pickleball, Picnic Area, Playground, Pool, Spa/Hot Tub, Sport Court
Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	None
Has Pool	Yes
Pool	Association, Community
Security	Gated Community, Gated with Attendant, Gated with Guard

## Exterior

Exterior	Stucco
Exterior Features	Koi Pond
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Near Park, Sprinkler System, Cul-De-Sac
Windows	Drapes, Garden Window(s), Shutters
Roof	Tile, Concrete
Construction	Stucco

## Interior

Interior	Carpet, Laminate
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Primary Suite, Bedroom on Main Level, Breakfast Area, Cathedral Ceiling(s), Granite Counters, Main Level Primary
Appliances	Dishwasher, Microwave, Gas Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Castille
Middle	Fred Newhart
High	Capistrano Valley

## Additional Information

Date Listed	November 14th, 2025
Days on Market	25
Short Sale	N
RE / Bank Owned	N

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