

# \$1,599,900 - 15 Sleepy Hollow, Ladera Ranch

MLS® #OC25272338

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## \$1,599,900

4 Bedroom, 3.00 Bathroom, 2,554 sqft

Residential on 0 Acres

Fairfield (FAIR), Ladera Ranch,

Stunning 4-bedroom, 2.5-bath home offering nearly 2,600 sq. ft. of beautifully updated living space with expansive panoramic sunset views. Set on a tree-lined cul-de-sac street, this home features a long private driveway and a 3-car tandem garage, all within an easy walk to local parks, the Oaknoll Clubhouse, and top-rated neighborhood schools. Recently refreshed with a brand-new HVAC system, whole-home epoxy re-pipe, new LVP flooring throughout, new recessed lighting, fresh interior paint, and updated fixtures, this home is truly move-in ready. The inviting floorplan is filled with natural light and boasts an open-concept kitchen overlooking the spacious family room and dining area—perfect for everyday living and entertaining.

Upstairs, enjoy the convenience of an oversized laundry room with sink, a versatile loft space, and a generously sized primary suite featuring dual walk-in closets, dual vanities, a soaking tub, and a separate shower. ( Loft space upstairs is the option for the 4th bedroom )

Don't miss this rare opportunity to own a beautifully updated home with exceptional views in a highly desirable location!



Built in 2000

## Essential Information

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Price \$1,599,900

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,554
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Tim Wolter
Listing Office	Ladera Realty

### Community Information

Address	15 Sleepy Hollow
Area	LD - Ladera Ranch
Subdivision	Fairfield (FAIR)
City	Ladera Ranch
County	Orange
Zip Code	92694

### Amenities

Amenities	Barbecue, Clubhouse, Dog Park, Fire Pit, Other Courts, Outdoor Cooking Area, Pickleball, Picnic Area, Playground, Pool, Spa/Hot Tub, Sport Court, Tennis Court(s), Trail(s)
Parking Spaces	3
Parking	Direct Access, Garage, Porte-Cochere
# of Garages	3
Garages	Direct Access, Garage, Porte-Cochere
View	City Lights, Neighborhood, Panoramic
Has Pool	Yes
Pool	Association

### Exterior

Lot Description	Back Yard, Sprinkler System, Yard
Foundation	Slab

### Interior

Interior Features	Balcony, Breakfast Bar, Ceiling Fan(s), Crown Molding, Eat-in Kitchen, Loft, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Barbecue, Built-In Range, Dishwasher
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **School Information**

District	Capistrano Unified
Elementary	Chaparral
Middle	Ladera Ranch
High	Tesoro

### **Additional Information**

Date Listed	October 27th, 2025
Days on Market	26
Short Sale	N
RE / Bank Owned	N

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