

\$1,389,900 - 1 Trumpet Vine Street, Ladera Ranch

MLS® #OC26002125

\$1,389,900

4 Bedroom, 3.00 Bathroom, 2,311 sqft
Residential on 0 Acres

Astoria (ASTO), Ladera Ranch,

Welcome to 1 Trumpet Vine Street, a beautifully positioned corner-lot home in the desirable Astoria neighborhood, ideally located directly across from Founders Park and Ladera Elementary School. This well-designed single-family residence offers approximately 2,311 square feet, 4 bedrooms (the fourth is a builder option currently configured as a loft/sitting room within the primary suite), and 2.5 bathrooms.

The inviting floorplan begins with a spacious living room featuring a cozy fireplace, complemented by a formal dining room that can easily serve as a playroom or flexible utility space. A convenient downstairs powder room and direct access to a private backyard with centrally located brick courtyard enhances everyday comfort and indoor-outdoor living.

The kitchen is thoughtfully arranged with abundant cabinetry, a large center island, and a breakfast nook, along with direct access to the three-car attached garage. Adjacent to the kitchen is a generous family room with a second fireplace—ideal for casual gatherings and daily living.

All bedrooms and the laundry room are upstairs. The serene primary suite includes a private balcony with garden and park views, a sitting room or nursery space, a walk-in closet, and an en-suite bath with dual vanities, soaking tub, and separate shower. Secondary



bedrooms share a full bathroom.

Residents enjoy close proximity to Avendale Clubhouse, multiple playgrounds, and the extensive amenities that make Ladera Ranch so sought after—parks, sports courts, scenic trails, pools, splash pads, picnic areas, and year-round community events. The home is also within walking distance to top-rated schools, parks, and the Ladera Ranch Library.

A prime location, flexible layout, and exceptional community amenities make this home a standout opportunity.

Built in 2001

Essential Information

MLS® #	OC26002125
Price	\$1,389,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,311
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Tim Wolter
Listing Office	Ladera Realty

Community Information

Address	1 Trumpet Vine Street
Area	LD - Ladera Ranch
Subdivision	Astoria (ASTO)
City	Ladera Ranch
County	Orange
Zip Code	92694

Amenities

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

Exterior

Lot Description	Near Park, Yard
Windows	Plantation Shutters
Foundation	Slab

Interior

Interior	Wood, Carpet
Interior Features	All Bedrooms Up, Balcony, Breakfast Area, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Storage
Appliances	Dishwasher
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Ladera Ranch
Middle	Ladera Ranch
High	San Juan Hills

Additional Information

Date Listed	December 15th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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