

\$949,000 - 1 Shelburne, Ladera Ranch

MLS® #OC26044896

\$949,000

3 Bedroom, 3.00 Bathroom, 1,698 sqft
Residential on 5 Acres

Greenbriar (GREB), Ladera Ranch,

Exceptional Ladera Ranch living in highly desired Avendale Village-Greenbriar Neighborhood. Rare, end-unit townhome balancing privacy yet tranquil strolls to Founderâ€™s Park, Avendale Clubhouse, top-rated schools, scenic trails, public library, and weekly Farmerâ€™s Market.

Meticulously maintained 3-bedroom, 2.5 bathroom refined home with curated upgrades completed 2022 including full kitchen & bathroom renovations, PEX pipes, whole-house water filtration system & reverse osmosis, LED recessed lighting, motorized window treatments, refaced cabinetry, resurfaced front porch pavement, custom invisible front/deck sliding screen doors, insulated garage door, 50-gallon hot water heater, and more.

Spacious porch and relaxing primary bedroom deck overlook tree-lined courtyard and walkways. Open kitchen layout features custom-height backsplash, undercabinet LED task lighting, double sink & inset dish soap dispenser, and Samsung appliances in fingerprint resistant black stainless steel (refrigerator optional). Zen-inspired primary bathroom is a sleek retreat. Adjacent walk-in closet, private toilet area, freestanding Japanese soaking tub, floor-to-ceiling designer tile shower, rain shower head, frameless 3/8" clear glass shower door, stylish dual sink vanity, and matte-black finish fixtures &



lighting. Guest bathroom with floor-to-ceiling designer tile shower & tub combination, and powder room, similarly styled. All bedrooms fitted with custom closet doors, shelving and storage. Separate laundry room provides generous cabinet storage and countertop prep area. Adjacent linen closet for discreet additional storage. Conveniently located oversized, built-in hallway workspace.

HOAs cover community property maintenance, internet service, and access to all Ladera Ranch lifestyle amenities including special events for residents, sports fields & courts, recreation programs, clubs & groups, scenic trails, clubhouses, community gardens, parks & playgrounds, pools & plunges, splash pads, Terramor Skate Park, Terramor Aquatic Park, and Wagsdale Dog Park. Beautifully designed turnkey home with versatile timeless aesthetic and premium upgrades, nestled in one of South Orange County's best communities. (Some photos have been digitally enhanced, including the fireplace and TV, for illustrative purposes.)

Built in 2002

Essential Information

MLS® #	OC26044896
Price	\$949,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,698
Acres	4.62
Year Built	2002
Type	Residential
Sub-Type	Townhouse
Style	Contemporary

Status	Closed
Listing Agent	Diana Moshier
Listing Office	Regency Real Estate Brokers

Community Information

Address	1 Shelburne
Area	LD - Ladera Ranch
Subdivision	Greenbriar (GREB)
City	Ladera Ranch
County	Orange
Zip Code	92694

Amenities

Amenities	Playground, Trail(s), Cable TV, Clubhouse, Dog Park, Maintenance Grounds, Pets Allowed, Pickleball, Pool, Spa/Hot Tub, Sport Court, Tennis Court(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Door-Single, Garage, Garage Faces Rear
# of Garages	2
Garages	Direct Access, Door-Single, Garage, Garage Faces Rear
View	Park/Greenbelt
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)

Exterior

Windows	Double Pane Windows
Roof	Tile
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Crown Molding, Pantry, Recessed Lighting, Walk-In Closet(s), All Bedrooms Up, Balcony, Breakfast Area, Breakfast Bar, Primary Suite, Quartz Counters, Walk-In Pantry
Appliances	Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Water Heater, Microwave, Self Cleaning Oven, Vented Exhaust Fan, Water Purifier
Heating	Forced Air, Fireplace(s), Natural Gas, Baseboard
Cooling	Central Air

Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	February 9th, 2026
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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