

# \$875,000 - 7 Rumford Street, Ladera Ranch

MLS® #PW25090824

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## \$875,000

3 Bedroom, 3.00 Bathroom, 1,560 sqft  
Residential on 5 Acres

Davenport (DAVP), Ladera Ranch,

Welcome to 7 Rumford, Ladera Ranch in the community of Davenport. This meticulously remodeled townhome boasts 3 bedrooms, 2.5 bathrooms, and a wealth of upscale features for contemporary living. Inside, you will discover an open-concept floor plan that effortlessly combines style and functionality. The heart of the home is the stunning island kitchen, featuring quartz countertops with waterfall edges, and high-end appliances. Gas stove, snack refrigerator, custom appliance pull-up cabinets and more. Whether you're enjoying a quiet evening in front of the custom fireplace or cheering your favorite team with friends this layout is sure to work perfectly. Upstairs, the luxurious primary suite has a retreat and a private balcony, perfect for morning coffee or unwinding with a glass of wine in the evening. The spa-like bathroom is a true sanctuary, offering dual sinks, a separate shower, and a sumptuous tub, the ultimate in relaxation. Additional highlights of this residence include customized bathrooms, convenient upstairs laundry and the home has been re-piped with PEX. Recessed lighting throughout keep things bright. A spacious 2-car garage with tons of built-in cabinets and a workbench, providing ample storage and workspace for all your needs. Electric car charger & spacious driveway, a charming front porch welcomes you home. Ladera Ranch and the area have many amenities such as parks, 14 pools, child play structures, hiking and biking trails, the skate park, the water park,



tennis and pickleball courts, award winning schools, a library, many community and seasonal events and nearby shopping outlets ensure there's always something to do. The HOA also reduced Cox high speed internet. With easy commuter access and a prime location, this remodeled home offers the perfect blend of luxury, convenience, and sophistication. Buyer to pay one time Ladera Ranch Community Enhancement Fee MUST be write into the RPA (1/4 of 1% of purchase price).

Built in 2003

### Essential Information

MLS® #	PW25090824
Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,560
Acres	5.13
Year Built	2003
Type	Residential
Sub-Type	Townhouse
Style	Contemporary
Status	Closed
Listing Agent	Lucia Proulx
Listing Office	Coldwell Banker Realty

### Community Information

Address	7 Rumford Street
Area	LD - Ladera Ranch
Subdivision	Davenport (DAVP)
City	Ladera Ranch
County	Orange
Zip Code	92694

## Amenities

Amenities	Dog Park, Barbecue, Picnic Area, Playground, Pickleball, Pool, Trail(s), Fire Pit, Horse Trails, Spa/Hot Tub
Utilities	Natural Gas Available, Sewer Available, Water Available, Electricity Available
Parking Spaces	2
Parking	Driveway, Garage, Direct Access
# of Garages	2
Garages	Driveway, Garage, Direct Access
View	Park/Greenbelt, Neighborhood
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System

## Exterior

Lot Description	Landscaped
Windows	Double Pane Windows

## Interior

Interior	Tile
Interior Features	Breakfast Bar, Balcony, Ceiling Fan(s), Separate/Formal Dining Room, All Bedrooms Up, Open Floorplan
Appliances	Built-In Range, Dishwasher, Microwave
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

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

## Additional Information

Date Listed	May 1st, 2025
Days on Market	14
Short Sale	N

RE / Bank Owned    N

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