

\$825,000 - 23175 La Vaca Street, Lake Forest

MLS® #PW25098133

\$825,000

3 Bedroom, 2.00 Bathroom, 1,144 sqft

Residential on 0 Acres

Other, Lake Forest,

Lake Forest fixer on a huge lot over 7200 sq ftâ€”your blank canvas awaits! This single story home offers 3 bedrooms, 2 baths and an attached, direct-access 2 car garage. With no HOA and the lowest price point in the area for a home of this size, itâ€™s ideal for investors, DIY enthusiasts, or a Buyer seeking one level living. Excellent opportunity for someone with a vision to create their ideal living arrangement.

Fireplace in the Living Room, open Kitchen & Dining Area. Direct access from garage. Large side yard is ideal for storage, play area. Huge backyard with patio cover is surrounded by block wall. This super-size yard provides endless opportunities for outdoor entertaining or expansion and is ripe for pool, play or outdoor living.

Enjoy upgraded windows and sliding doors, a solar system (buyer to assume contract).

Interior needs TLC, the location offers easy access to the Spectrum, shopping districts, freeways, medical offices and just minutes from the beaches.

Unlock the potential of this rare Lake Forest opportunityâ€”bring your vision (and toolbox) to transform this diamond in the rough into a true gem!



Built in 1965

Essential Information

MLS® #

PW25098133

Price	\$825,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,144
Acres	0.17
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Valerie Van De Zilver
Listing Office	Y Realty

Community Information

Address	23175 La Vaca Street
Area	LS - Lake Forest South
Subdivision	Other
City	Lake Forest
County	Orange
Zip Code	92630

Amenities

Utilities	Sewer Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage Faces Front, Garage
View	None
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
Foundation	Slab

Interior

Interior Features	All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Disposal, Gas Oven, Gas Range
Heating	Central
Cooling	Central Air

Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Saddleback Valley Unified
----------	---------------------------

Additional Information

Date Listed	May 2nd, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 5th, 2026 at 3:21pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.