

\$2,299,888 - 18342 Adams Ranch, Villa Park

MLS® #PW25258866

\$2,299,888

5 Bedroom, 4.00 Bathroom, 3,837 sqft
Residential on 0 Acres

Other, Villa Park,

This spacious and inviting single story estate has elegant hints of Spanish hacienda architecture while still maintaining a traditional feel. With a massive Single-Story floorplan of almost 4000 square feet, this quaint Villa Park estate has all the character and charm necessary for the next owner to create their dream. Enter through a Spanish style arched entry into an open-air courtyard, giving this home a grand and inviting feel. The double entry doors are complete with functional manual privacy peepholes, wrought iron detail, and two elegant, frosted glass side lights. Cathedral ceilings in the entry give the home an open and airy ambiance. The dining room is spacious, with views of the scenic back yard. Enter the family room and one notes elegant T and G ceiling details with exposed beams and skylights. Stain grade built in entertainment center, curio cabinet, and fireplace surround gives this room a feeling of richness and warmth. Combine these features with the stone fireplace and this room conjures up feelings of cherished family holidays and nights of entertainment. Two double doors into the kitchen allow for easy entertainment access OR the opportunity for privacy and quiet from the sometimes-busy kitchen atmosphere. The kitchen is finished with coffered ceiling details, recessed cans, stainless steel appliances, sprawling kitchen peninsula, double oven, bar top seating, and functional stain grade custom cabinets with tons of storage. The formal living is finished



with half height stone wall detail surrounding the simple and elegant fireplace, soaring ceilings, and spacious open feel. The primary bedroom is warm and inviting with built in entertainment center, slider to the backyard and sparkling pool, and cozy fireplace. An elegantly appointed primary bath boasts two closets, with one being a massive walk in. One of the truly unique features of this estate is the in-place potential for an attached secondary living space. With spacious secondary family room, bath, and bedroom, this wing of the home is set up perfectly for multi-generational living. Complete with a double door entry, this wing can be closed off and enjoyed as separate living, negating the costly expense of new ADU or JADU construction. Lastly, the backyard is sprawling and complete with recently replastered HUGE pool, numerous fruit trees, spacious planter boxes, aluma-wood patio cover, and tons of room for growth. Call for details!!!

Built in 1975

Essential Information

MLS® #	PW25258866
Price	\$2,299,888
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,837
Acres	0.46
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish, Traditional
Status	Closed
Listing Agent	Stephen Thomas
Listing Office	Thomas Real Estate Group

Community Information

Address	18342 Adams Ranch
Area	73 - Villa Park
Subdivision	Other
City	Villa Park
County	Orange
Zip Code	92861

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Connected, Natural Gas Connected, Phone Connected
Parking Spaces	9
Parking	Driveway, Concrete, Door-Multi, Driveway Level, Garage, Garage Faces Front, On Site, Oversized, Paved
# of Garages	3
Garages	Driveway, Concrete, Door-Multi, Driveway Level, Garage, Garage Faces Front, On Site, Oversized, Paved
View	None
Has Pool	Yes
Pool	Gunite, Private

Exterior

Exterior	Concrete, Stucco
Exterior Features	Barbecue
Lot Description	Back Yard, Corner Lot, Desert Back, Desert Front, Level, Sprinklers In Front, Sprinklers In Rear, Trees, TwoToFiveUnitsAcre, Yard
Windows	Blinds, Shutters
Roof	Concrete, Spanish Tile
Construction	Concrete, Stucco
Foundation	Slab

Interior

Interior	Carpet, Wood, Vinyl
Interior Features	All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Beamed Ceilings, Block Walls, Breakfast Bar, Built-in Features, Cathedral Ceiling(s), Central Vacuum, Coffered Ceiling(s), Eat-in Kitchen, Entrance Foyer, High Ceilings, Laminate Counters, Primary Suite, Separate/Formal Dining Room, Solid Surface Counters, Storage, Track Lighting
Appliances	Gas Oven, Refrigerator, Water Heater, Built-In Range, SixBurnerStove
Heating	Central

Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Family Room, Primary Bedroom
# of Stories	1
Stories	One

School Information

District	Orange Unified
Elementary	Villa Park
Middle	Cerro Villa
High	Villa Park

Additional Information

Date Listed	November 12th, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

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