

\$1,299,999 - 22832 Larkin Street, Lake Forest

MLS® #SB25112846

\$1,299,999

4 Bedroom, 3.00 Bathroom, 2,530 sqft
Residential on 0 Acres

Countryside (CI), Lake Forest,

Rare Find in Lake Forest: Spacious, Stylish & Fully Updated

Looking for a stand-alone, no-HOA single family home in Lake Forest? Weâ€™ve got oneâ€”and itâ€™s a unicorn. Spoiler alert: itâ€™s also the largest home on its tract. While most neighbors clock in around 1,800â€“2,000 square feet, this beauty stretches out to a generous 2,530.

Welcome to 22832 Larkin Street, a 4-bedroom, 3-bathroom stunner thatâ€™s been fully refreshed from top to bottom since 2019. From the curb appeal to the creature comforts, every inch has been touched with careâ€”and serious style. The floorplan is wide open and incredibly livable, with a spacious living area that flows easily into your entertaining zones. Downstairs features a highly desirable bedroom and full bath, perfect for in-laws, guests, an office, or your personal gym setup.

Upstairs, youâ€™ll find three bedrooms with soaring vaulted ceilings, including a primary suite that brings the wow, along with a den-like bonus space and a laundry room right where you need it mostâ€”no more hauling baskets up and down stairs. Even the two secondary bedrooms offer more than expected, with oversized closet space for all your extras.

Outside, enjoy both a front and back yard built for entertaining, plus a redone driveway that



fits three cars with ease and a two-car garage that just got a sleek new door and epoxy flooring in 2025. And when we say “updated,” we mean it: new roof in 2021, French drain installed the same year, fresh landscaping and a new driveway in 2023, a brand-new AC condenser and furnace in 2024, and a slew of 2025 upgrades including tankless water heater, front and patio doors, fireplace refacing, new paint inside and out, and more. Even the garage got a sink and some extra love.

With no HOA, no shared walls, and no corners cut, this is the kind of move-in-ready home that doesn’t just check the boxes—it rewrites the list.

Homes like this don’t come around often—especially not in Lake Forest. Schedule your showing before this one’s off the market and onto someone else’s—just bought list.

Built in 1974

Essential Information

MLS® #	SB25112846
Price	\$1,299,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,530
Acres	0.10
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Edward Kaminsky
Listing Office	eXp Realty of California, Inc

Community Information

Address	22832 Larkin Street
Area	LS - Lake Forest South
Subdivision	Countryside (CI)
City	Lake Forest
County	Orange
Zip Code	92630

Amenities

Parking Spaces	2
Parking	Direct Access, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage Faces Front, Garage
View	Neighborhood, Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Back Yard, Front Yard, Lawn, Sprinkler System
Windows	Blinds

Interior

Interior	Carpet, Laminate, Tile
Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Recessed Lighting, Bedroom on Main Level, Loft
Appliances	Dishwasher, Electric Range, Gas Range, Refrigerator, Range Hood, Dryer, Washer
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Saddleback Valley Unified
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Additional Information

Date Listed	May 12th, 2025
Days on Market	67

Short Sale N

RE / Bank Owned N

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