

# **\$1,135,000 - 19222 Willow Brook Lane, Trabuco Canyon**

MLS® #SW25044679

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## **\$1,135,000**

3 Bedroom, 3.00 Bathroom, 1,985 sqft  
Residential on 0 Acres

California Ridge (CALR), Trabuco Canyon,  
Stunning Corner Lot Home in Portola Hills

Located in the highly desirable hillside community of Portola Hills, this beautifully maintained home offers jd 1985 sqft of living space. With its serene and quiet surroundings, this property is just 0.30 miles from Portola Hills Elementary, offering a peaceful retreat in a close-knit neighborhood.

This spacious 3-bedroom, 2.5-bathroom residence features an open and inviting floor plan with soaring ceilings and a versatile tv room located downstairs. The kitchen is equipped with a cozy breakfast nook and seamlessly connects to the family room, complete with a charming fireplace. Upstairs, the master suite is a true retreat, boasting a generous walk-in closet, dual sinks, a soaking tub, a separate shower, and a private door to the toilet area for added convenience and privacy.

Just minutes from shopping centers and the picturesque Whiting Ranch Wilderness Park, this home is perfect for outdoor enthusiasts, offering horseback riding, hiking trails, and more.

The community HOA includes fantastic amenities such as a pool, kids' pool, tennis court, sand volleyball court, clubhouse, and gym. Enjoy easy access to hiking and mountain biking trails, making this the perfect



place to call home.

Make this your Home-Sweet-Home â€” a space your family will truly cherish and enjoy!

Built in 1992

**Essential Information**

MLS® #	SW25044679
Price	\$1,135,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,985
Acres	0.13
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Sinan Zakaria
Listing Office	Listed Simply

**Community Information**

Address	19222 Willow Brook Lane
Area	TC - Trabuco Canyon
Subdivision	California Ridge (CALR)
City	Trabuco Canyon
County	Orange
Zip Code	92679

**Amenities**

Amenities	Clubhouse, Picnic Area, Pool, Fitness Center, Recreation Room, Spa/Hot Tub, Tennis Court(s)
Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage Faces Front

# of Garages	2
Garages	Garage Faces Front
View	None
Has Pool	Yes
Pool	Community, Association
Security	Fire Detection System, Prewired, Smoke Detector(s)

## Exterior

Exterior	Drywall, Frame
Lot Description	ZeroToOneUnitAcre, Back Yard, Corner Lot, Front Yard, Landscaped
Roof	Tile
Construction	Drywall, Frame
Foundation	None

## Interior

Interior	Laminate
Interior Features	Walk-In Closet(s), Ceiling Fan(s), Solid Surface Counters
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Electric Oven, Gas Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Irvine Unified
Elementary	Portola Hills
Middle	Portola
High	Portola

## Additional Information

Date Listed	February 28th, 2025
Days on Market	79
Short Sale	N
RE / Bank Owned	N

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