

\$1,535,000 - 5 Baudin Circle, Ladera Ranch

MLS® #NP23042581

\$1,535,000

4 Bedroom, 3.00 Bathroom, 2,380 sqft
Residential on 0 Acres

Trail Ridge (TRLR), Ladera Ranch,

Welcome yourself home to 5 Baudin Circle in the heart of Ladera Ranch. Nestled near the end of a highly coveted cul-de-sac, this beautiful abode is sure to be the life of the party! Offering approximately 2,380 square feet of living space on an approximate 4,844 square foot parcel, this four-bedroom and three-full bathroom amenity-rich and recently re-piped home has a little something for everyone. As you enter the home you are thoughtfully greeted with an open concept formal living room and dining room which are highlighted with engineered hardwood floors and complemented with a softer tone of grey painted walls, white trimmed mouldings, built-in cabinetry, and plantation shutters. Traveling further into the home you will find the recently remodeled kitchen offering white shaker cabinets, a walk-in pantry, and a resilient quartz countertop, complimented by designer tile backsplash and a stainless-steel six burner cooktop. Accenting the main level is an entertainer's dream backyard featuring a saltwater pool, spa with an overflow waterfall feature, a fire pit, and a large built-in BBQ area. The outdoor refrigerator, kegerator, and custom-built cabinet with a 70" television is perfect for hosting along with the surround sound speakers that encompasses the pool, spa, and palapa area. All the bedrooms are on the second level as well as a spacious laundry room and extra lower cabinet hall storage. Additional features include a two-car attached garage with epoxy flooring, built-in cabinetry in



the main living room, and a recently remodeled main level 3/4 bathroom. Stone hardscape completes the backyard area and the front of the house also offers an ample-sized seating area perfect to chat with neighbors and plan your next play date! 5 Baudin Circle is just minutes from Ladera Elementary School, Ladera Ranch Middle School, the popular Daisy Clubhouse, and Founders Park. Welcome home!

Built in 2005

Additional Information

City	Ladera Ranch
County	Orange
Zip	92694
MLS® #	NP23042581
Bedrooms	4
Bathrooms	3
Square Ft	2,380
Lot Size	0.11
Neighborhood	Trail Ridge (TRLR)
Levels	Two
Garages	2
School District	Capistrano Unified
HOA Dues	\$244
HOA Dues Freq.	Monthly

Listing Details

Listing Agent	Summer Perry
Provided By:	Compass

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