

# **\$798,000 - 161 Sklar Street # 55, Ladera Ranch**

MLS® #OC23049093

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## **\$798,000**

3 Bedroom, 3.00 Bathroom, 1,736 sqft  
Residential on 0 Acres

Greenbriar (GREB), Ladera Ranch,

Welcome home to Ladera Ranch! This beautiful home is ready for you to move in. The private entrance patio and garden leads you to a raised panel 8 foot entry door. This spacious floor plan has a den/parlor off the entryway featuring a cozy appliance fireplace. The bright and airy kitchen features upgraded appliances, double enamel sink with decorative faucet, walk-in pantry, under cabinet florescent task lighting and incandescent recessed lighting. Designed by architects William Hezmalhalch, Inc. some features include a separate dining room adjacent to the kitchen, sculpted bullnose drywall corners, raised panel interior doors, spacious walk-in closets, interior laundry room with gas dryer hookup and dual glazed aluminum windows. The living room is a great movie room with the large media niche. A french door leads to a second private patio. All 3 bedrooms are upstairs with an additional tech center and linen cabinets in the upstairs hallway. The laundry room is conveniently located upstairs as well. The Master Bedroom suite includes a spacious walk-in closet, a second wall closet, separate dressing, bath and compartmentalized water closet, fiberglass tub and shower, full width vanity mirror with beveled edges, a decorative oval mirror, dual sinks and view of the lush landscaping. Laminate flooring in the den, living room, bedrooms and upstairs hallway. The bathrooms, laundry room and kitchen feature tile flooring. Some additional features



include custom crafted cabinetry with laminated interiors and euro hardware, an attached drywalled garage with direct interior access, overhead storage in the garage, fire resistant concrete tile roof and fire sprinklers. Ladera Ranch was founded in 1999. The community includes a multitude of amenities. The Ladera Ranch Community Trail Map shows 4 village clubs, 19 parks, 6 hiking trails and 6 plunge pools. Additional amenities include basketball, clubhouses, splash pads, community pools and spas, a skatepark, tennis and pickleball courts, community gardens, a disc golf course, a dog park, picnic areas and parks, volleyball courts, wader pools, a water park and landmarks described on the Laderalife website. Starting packing and move to the community of Ladera Ranch, a community that embodies the ideal where “you can plant roots and grow wings”.

Built in 2001

**Additional Information**

City	Ladera Ranch
County	Orange
Zip	92694
MLS® #	OC23049093
Bedrooms	3
Bathrooms	3
Square Ft	1,736
Lot Size	0.04
Neighborhood	Greenbriar (GREB)
Levels	Two
Garages	2
School District	Capistrano Unified
HOA Dues	\$350
HOA Dues Freq.	Monthly

**Listing Details**

Listing Agent	Nicole Mckee
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Provided By:            Regency Real Estate Brokers

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