

\$1,849,000 - 36 Downing Street, Ladera Ranch

MLS® #OC23159409

\$1,849,000

4 Bedroom, 3.00 Bathroom, 3,020 sqft
Residential on 0 Acres

Lexington (LEX), Ladera Ranch,

Views, Views, Views!!! Stunning 4 bedroom, 3 Bathroom home with a bonus room and an office has been tastefully upgraded and has a desirable open floor plan. Formal dining room and large office, which can also be a bedroom, welcome you at the entrance of this home. A Chefs kitchen has been upgraded with an expansive porcelain center island, stainless steel appliances, wine refrigerator, chilled drink beverage drawer, ice drawer, butlers pantry and walk-in pantry. The kitchen is open to the dining nook and large family room with a stone stacked fireplace. An added bonus room off the family room and upgraded bathroom with walk-in shower complete the downstairs. Upstairs the Primary suite has beautiful tree top and sunset views, large soaking tub, walk-in shower, dual separate closets and a balcony currently being used as a home gym. 3 Secondary bedrooms, one has a balcony, an upgraded secondary bathroom and office niche or homework area completes the upstairs. The backyard encompasses all anyone could want with a private jacuzzi, built-in BBQ, patio cover, fire pit, turf and plenty of room to add your own touches. Home has Pex piping, Owned Solar, whole house filtration system and tankless water heater. Just a few steps from Flintridge Pool, tennis and pickle ball courts and a playground. Kids can get to Ladera Elementary and Middle School within minutes. Ladera Ranch has beautiful hiking and biking trails, playgrounds, skate park and water park, pools, 4



clubhouses and year round community events.
Cox high speed internet is included the HOA
dues. 36 Downing is a rare gem and wont last
long.

Built in 2003

Additional Information

City	Ladera Ranch
County	Orange
Zip	92694
MLS® #	OC23159409
Bedrooms	4
Bathrooms	3
Square Ft	3,020
Lot Size	0.14
Neighborhood	Lexington (LEX)
Levels	Two
Garages	2
School District	Capistrano Unified
HOA Dues	\$259
HOA Dues Freq.	Monthly

Listing Details

Listing Agent	Amy Sims
Provided By:	Coldwell Banker Realty

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