

# **\$2,390,000 - 4 Merrill, Ladera Ranch**

MLS® #OC24012742

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## **\$2,390,000**

4 Bedroom, 5.00 Bathroom, 3,956 sqft  
Residential on 0 Acres

Clifton Heights (CLFH), Ladera Ranch,

Welcome to 4 Merrill, an elegant home located in highly sought-after Clifton Heights of the Flintridge Village, Ladera Ranch. Situated on a quiet cul-de-sac surrounded by beautiful trees, this home features nearly 4,000 sf of living space and a large 10,276 sf lot with plenty of privacy. Our timeless Cape Cod style estate incorporates breezy front and side porches, as well as abundant natural light encouraged by arrays of windows and French doors. Step inside and enjoy the flowing form and phenomenal function of the lower level which hosts a gracious formal living room, impressive home office, elegant formal dining room, an open concept kitchen with butler's pantry, stainless steel appliances and an enormous island with seating area open to the spacious family room. Generous guest suite and large Laundry/Utility room complete the first floor. Upper level offers breezy balconies as well as a luxurious master suite, two secondary en suite bedrooms and an expansive bonus room that could be configured as bedroom 5. Venture outside and enjoy the large and private courtyard with cozy fireplace and built-in BBQ Island, plenty of room for gathering and entertaining. Centrally located in the heart of Ladera Ranch, this estate is walking distance to Award Winning Schools, parks, trails, and amenities which include Resort Style Pools, sport courts as well as its very own water park and so much more! Don't miss the opportunity to be a part of one of the best neighborhoods in Ladera



Ranch.

Built in 2002

**Additional Information**

|                 |                        |
|-----------------|------------------------|
| City            | Ladera Ranch           |
| County          | Orange                 |
| Zip             | 92694                  |
| MLS® #          | OC24012742             |
| Bedrooms        | 4                      |
| Bathrooms       | 5                      |
| Square Ft       | 3,956                  |
| Lot Size        | 0.24                   |
| Neighborhood    | Clifton Heights (CLFH) |
| Levels          | Two                    |
| Garages         | 3                      |
| School District | Capistrano Unified     |
| HOA Dues        | \$259                  |
| HOA Dues Freq.  | Monthly                |

**Listing Details**

|               |                               |
|---------------|-------------------------------|
| Listing Agent | Jian Gong                     |
| Provided By:  | Keller Williams Realty Irvine |

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