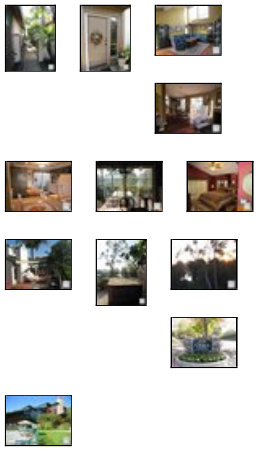
# *24682 Sunset Lane, Lake Forest, CA 92630 (MLS # S639661)*





$625,000
1,907 sq ft, 3 beds
2 full baths
Lot size: 4,995 sq ft
Year Built: 1976

Garage Spaces: 2.0
Tract: To
Community: Lake Forest South
County: Orange
Total Parking: 2
Last Updated: 12/28/2010

Great location on cul-de-sac with extra parking and FABULOUS sunset and lake views. Remodeled kitchen has new dishwasher, mahogany floors, dual pane vinyl slider doors and windows in bedrooms and office, added office is permitted, has lake view, & could be 4th bedroom. Fireplace with granite surround and conversation pit. Spa on patio stays. This is a must see!

## Property Details

Building Size: 1907
Number Of Remote Controls: 2
Bath Half: 0
Bath Three Quarter: 0
HOAFee2: 105.0

Builders Tract Code: TO
Zoning: R1
Will Consider Lease YN: N
Builders Model Code: B

CARETS Listing Status: Active
Bath Full: 2
Bath One Quarter: 0
HOAFee1: 59.0
Exclusions: FP screen, equipment, & logs, waterfall on MBR patio

Builders Tract Name: Oaks
Garage Spaces Total: 2
Cross Streets: Toledo at Quiet Oak
Tax Parcel Number: 61421150

## Additional Features

Appliances / Dishwasher, Garbage Disposal

Association Amenities / Banquet Facilities, Barbecue, Billiard Room, Club House, Clubhouse - Catering Sized Kitc (N), Fitness Center, Gym/Ex Room, Picnic Area, Playground, Sport Court, Tennis Courts

Bedroom Features / All Bedrooms Down, Ground Floor Master Bedroom (N), WalkInCloset

Building Structure Style / Contemporary

Common Walls / Detached/No Common Walls

Cooking Appliances / Built-In Electric, Microwave

Cooling Type / Central A/C

Disability Access / No Interior Steps (N)

Eating Areas / Formal Dining Rm, Other - See Remarks

Entry Location / Ground Level - no steps, Main Level

Exterior Construction / Stucco, Wood

Fire Place Fuel / Gas Starter

Fireplace Features / Fire Pit, Gas Log Fireplace (N)

Fireplace Rooms / Living Room

Floor Material / Carpet - Partial (N), Wood

Garage Spaces Total / 2

Heating Type / Forced Air

High Mid Rise Amenities / Beach (N), Club Room, Comfortable lounging areas (N), Controlled Access, Mens and Womens Locker Rooms

HOAFee Frequency1 / Monthly

HOAFee Frequency2 / Monthly

Kitchen Features / Remodeled (N)

Land Lease Type / Fee

Legal Disclosures / CC and R, Homeowners Association

Listing Terms / Cash, Cash To New Loan

ListingAgreement / Exclusive Right To Sell/Lease

Lot Size Source / Public Records

Pool Descriptions / Association Pool

Possession / COE Plus 3

Roofing / Composition, Composition

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(position on map may not be exact)

| | |
|---|---|
| | Shingle |
| Rooms / Den/Ofc, LivingRoom | Security Safety / Security System - Owned |
| ServiceLevel / Full Service | Sewer / Connected & Paid, In |
| Spa Descriptions / Association Spa, Private Portable | Square Footage Source / Estimated |
| Tax Mello Roos / No | Stories / One Level |
| Volt220Location / In Kitchen | View / Lake View |
| Water Heater Features / Gas | Water / District/Public (N) |
| | Year Built Source / Assessor |

Listing provided courtesy of Listing provided courtesy of Jerry Verplancke, Regency Real Estate Brokers
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