

\$2,199,000 - 28431 Brandon Drive, Laguna Niguel

MLS® #OC24084643

\$2,199,000

4 Bedroom, 3.00 Bathroom, 2,620 sqft
Residential on 0 Acres

Rolling Hills (RHH), Laguna Niguel,

Welcome to 28431 Brandon Dr. in the Prestigious Rolling Hills Neighborhood of Laguna Niguel, a place where luxury meets comfort. The neighborhood is a gate guarded community that provides both privacy and security to its residents. Nestled within this neighborhood is an impeccably cared for home, beautifully designed on a single-loaded street, a setting that invites tranquility and peace. The house is a perfect blend of elegance and functionality, offering numerous features that make it a wonderful place to live. Upon entering, you are greeted by a well landscaped front yard with a custom front door, setting the tone for the unique design elements that await inside. The house boasts 4 spacious bedrooms, providing ample space for a growing family or guests. An added bonus is a downstairs bedroom currently set up as an executive office but could easily be converted into a fourth bedroom, adding to the versatility of the home's layout. The backyard serves as an entertainer's paradise, complete with a pebble tech pool and a separate spa. A bar, equipped with a barbecue and a refrigerator, is ready to cater to any outdoor get-together. No wait, there is also a Pizza Oven! With all these features, the backyard truly becomes a sanctuary, a place to relax and enjoy the amazing view it provides. Inside, plantation shutters and newer windows found throughout the home add to its aesthetic appeal. The house has been highly remodeled, with an emphasis on creating a



warm and inviting atmosphere. The kitchen is a chef's delight, adjoined to a sprawling family room that boasts beautiful white shaker cabinetry and a warm stack stone fireplace. The home also features a separate living room and a dining room with vaulted ceilings, providing a grand setting for formal gatherings. A rod iron wood step staircase adds a touch of traditional elegance to the modern comforts of the house. You'll also find custom vinyl flooring that resembles wood throughout the downstairs, adding a rustic charm to the house. The two and a half bathrooms have been updated with beautiful cabinetry and custom countertops. Completing the house is a 3-car garage, providing ample space for vehicles and storage. Very close to shopping, award winning schools and 5 Fwy. With all these features and more, this home in Rolling Hills is a perfect choice for those seeking a luxurious yet comfortable lifestyle. Come visit us soon!

Built in 1984

Essential Information

MLS® #	OC24084643
Sold Price	\$1,900,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,620
Acres	0.19
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Closed	2024-06-17

Community Information

Address	28431 Brandon Drive
Area	LNSEA - Sea Country
Subdivision	Rolling Hills (RHH)
City	Laguna Niguel
County	Orange
Zip Code	92677

Amenities

Amenities	Controlled Access, Sport Court, Maintenance Grounds, Playground, Pool, Spa/Hot Tub, Security, Tennis Court(s)
Parking Spaces	3
Parking	Driveway, Garage
# of Garages	3
Garages	Driveway, Garage
View	None
Has Pool	Yes
Pool	Private, Association

Interior

Interior	Carpet, Vinyl, Wood
Interior Features	Ceiling Fan(s), High Ceilings, Bedroom on Main Level
Appliances	Dishwasher, Electric Oven, Gas Cooktop, Microwave, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

Exterior

Lot Description	Back Yard, Close to Clubhouse, Near Park
Windows	Double Pane Windows

School Information

District	Capistrano Unified
Elementary	Marian Bergeson
Middle	Aliso Viejo
High	Aliso Niguel

Additional Information

Date Listed	May 13th, 2024
Days on Market	14
HOA Fees	296
HOA Fees Freq.	Monthly

Listing Details

Listing Agent	Tracey Ireland
Listing Office	First Title Realty Inc

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