

Tonja Gray
 LaderaRanchRealty@gmail.com
 State Lic: 01499591

4 John St, Ladera Ranch 92694

STATUS: **Active**

LIST PRICE: **\$2,299,999**

Cross Streets: Covenant Hills/Cambridge



BED / BATH: **4/3,0,0,0**
 SQFT(src): **3,227 (A)**
 PRICE PER SQFT: **\$712.74**
 LOT(src): **7,335/0.1684 (A)**
 LEVELS: **Two**
 GARAGE: **3/Attached**
 YEAR BUILT(src): **2005 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **0/0**
 SLC: **Standard**
 PARCEL #: **74149125**
 LISTING ID: **OC25022626**

Recent: **01/31/2025 : NEW**
 Next OH: **Public : Sat Feb 1, 1:00PM-4:00PM**
Public : Sun Feb 2, 1:00PM-4:00PM

Submit Offer

DESCRIPTION

Nestled within the gated community of Covenant Hills in Ladera Ranch, 4 John Street offers an exquisite blend of elegance, comfort, and modern upgrades. Situated on a quiet cul-de-sac, this home welcomes you with an inviting front patio, the perfect spot to unwind and soak in the serene neighborhood ambiance. Inside, cased windows and doors, upgraded baseboards, and custom plantation shutters add sophistication and warmth, while luxury vinyl flooring enhances both style and durability. Designed to meet modern culinary standards, the thoughtfully remodeled kitchen showcases crisp white cabinetry, Calacatta quartz countertops, a subway tile backsplash, and high-end GE Profile appliances, including double ovens, a built-in refrigerator, and a 6-burner gas stove. The oversized island serves as the heart of the home, seamlessly connecting to the spacious family room—ideal for both entertaining and everyday living. A downstairs bedroom and full bath offer flexibility for a guest suite, home office, or multi-generational living. Upstairs, the primary suite retreat is bathed in natural light and features peek-a-boo views, while the completely transformed primary bathroom offers a spa-like experience with contemporary fixtures, dual vanities, a soaking tub, and a separate walk-in shower. Every detail has been carefully curated to provide a luxurious and tranquil escape. Beyond the interiors, the property embraces California outdoor living with a spacious grassy yard and an outdoor fireplace, perfect for gatherings under the stars. Located just minutes from award-winning schools, the Covenant Hills clubhouse, scenic trails, and vibrant community amenities, this home is the perfect balance of elegance, function, and lifestyle.

EXCLUSIONS:

INCLUSIONS:

AREA: **LD - Ladera Ranch**
 SUBDIVISION: **Segovia (SEGV)/Segovia (SEGV)**
 COUNTY: **Orange**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$2,299,999**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING: **Direct Garage Access, Driveway, Garage Faces Front**
 HORSE:
 PROBATE AUTHORITY:

SELLER WILL CONSIDER CONCESSIONS IN OFFER: **Yes**
 ROOM TYPE: **Entry, Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Primary Bathroom, Primary Bedroom, Primary Suite, Walk-In Closet**
 EATING AREA: **Dining Room**

COOLING: **Central Air**
 HEATING: **Forced Air**
 VIEW: **Neighborhood, Peek-A-Boo**
 WATERFRONT:
 LAUNDRY: **Individual Room, Upper Level**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **Planned Development**

INTERIOR

INTERIOR: **Ceiling Fan(s), Quartz Counters, Recessed Lighting**
 MAIN LEVEL BEDROOMS: **1**
 MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY:
 APPLIANCES:
 KITCHEN FEATURES: **Kitchen Island, Quartz Counters, Remodeled Kitchen**
 BATHROOM FEATURES:

FLOORING:
 ENTRY LOC/ENTRY LVL: **1/1**
 FIREPLACE: **Family Room, Living Room, Outside**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **Back Yard, Cul-De-Sac, Lawn, Sprinkler System, Yard**
 POOL: **Association**

PATIO/PORCH: **Patio**
 SPA: **Association**

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW: **Plantation Shutters**

ROOF:
 FOUNDATION DTLS:
 PROP COND:

CONSTR MTLS:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Attached**
 UNCOVERED SPACES:

PARKING TOTAL: **3**
 # REMOTES:

GARAGE SPACES: **3**
 RV PARK DIM:

CARPORNT SPACES:

GREEN

GREEN ENERGY GEN:
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **Yes**
 POWER PROD TYPE: **Photovoltaics**

GREEN VERIFICATION: **No**
 POWER PROD SIZE:

POWER PROD YR INSTALL: POWER PROD ANNUAL:

POWER PROD ANNUAL STATUS: POWER PROD OWNERSHIP:
Leased

COMMUNITY

HOA FEE: \$638/Monthly HOA NAME: LARMAC HOA PHONE: 949.218.0900 # OF UNITS: 1
HOA FEE 2: HOA NAME 2: HOA PHONE 2: # UNITS IN COMMUNITY:
HOA FEE 3: HOA NAME 3: HOA PHONE 3: STORIES TOTAL: 1
COMMUNITY: Curbs, Gutters, Sidewalks, Storm Drains
HOA AMENITIES: Pool, Spa/Hot Tub, Fire Pit, Barbecue, Outdoor Cooking Area, Picnic Area, Playground, Tennis Court(s), Sport Court, Biking Trails, Hiking Trails, Clubhouse
HOA MANAGEMENT NAME: First Service Residential
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: No LAND LEASE AMOUNT: UTILITIES: TAX LOT: 24
PARCEL #: 74149125 LAND LEASE AMT FREQ: ELECTRIC: TAX BLOCK:
ADDITIONAL APN(s): No LAND LEASE PURCH?: WATER SOURCE: Public TAX TRACT #: 16472
LAND LEASE RENEW: LOT SIZE DIM: ZONING:
ASSESSMENTS: CFD/Mello-Roos, Unknown TAX OTHER ASSESSMENT: \$5,382
TAX OTHER ASSESS SOURCE: Estimated

SCHOOL

HIGH SCHOOL DISTRICT: Capistrano Unified ELEM SOURCE: Oso Grande MIDDLE/JR HIGH: Ladera Ranch HIGH SCHOOL: San Juan Hills
HIGH SCH DIST SOURCE: ELEMENTARY OTHER: MIDDLE/JR HIGH SOURCE: HIGH SOURCE:
MIDDLE/JR HIGH OTHER: HIGH SCHOOL OTHER:

LISTING

DATES

BAC: TERMS: Cash to New Loan LIST CONTRACT DATE: 01/23/25
BAC RMRKS: LIST AGRMT: Exclusive Right To Sell START SHOWING DATE:
DUAL/VARI COMP?: No LIST SERVICE: Full Service ON MARKET DATE: 01/31/25
LEASE CONSIDERED?: No AD NUMBER: PRICE CHG TIMESTAMP:
CURRENT FINANCING: DISCLOSURES: CC And R's, Homeowners Association STATUS CHG TIMESTAMP: 01/31/25
POSSESSION: INTERNET, AVM?/COMM?: Yes/Yes MOD TIMESTAMP: 01/31/25
SIGN ON PROPERTY?: INTERNET?/ADDRESS?: Yes/Yes EXPIRED DATE: 07/23/25
CONTINGENCY LIST: NEIGHBORHOOD MARKET REPORT YN?: Yes PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:
PRIVATE REMARKS: Grass has been enhanced on photos- weather prevented replacement. Solar lease to be assumed by buyer. Buyer to pay Ladera Ranch Enhancement fee of 25% of 1% of purchase price. Broker/Agent does not guarantee accuracy of square footage, taxes, lot size and/or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent LOCK BOX LOCATION: see remarks OCCUPANT TYPE: Owner
SHOW CONTACT NAME: LOCK BOX TYPE: See Remarks OWNER'S NAME:
SHOW CONTACT PH: +1-949-218-0900
SHOW INSTRUCTIONS: FIRST SHOWINGS AT OPEN HOUSE ON SATURDAY (1-4PM) AND SUNDAY (1-4PM)
DIRECTIONS: Cross Streets: Covenant Hills/Cambridge

AGENT / OFFICE

CONTACT PRIORITY

LA: (OCGRAYTON) Tonja Gray LA State License: 01499591 1.LA CELL: 949-395-4455
CoLA: CoLA State License: 2.LA EMAIL: LaderaRanchRealty@gmail.com
LO: (OC19452) Ladera Realty Group LO State License: 01884909
LO PHONE: 949-782-2887
CoLO: CoLO State License:
CoLO PHONE: Offers Email: LaderaRanchRealty@gmail.com





