

# CASTA DEL SOL

## A COMMUNITY & REAL ESTATE GUIDE

*Discover Life in Mission Viejo's Established 55+ Community*

**Presented by Dan Evans**

Broker Associate | First Team Real Estate

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# WELCOME TO CASTA DEL SOL

## A Distinctive 55+ Community in Mission Viejo

Nestled among the rolling hills of Mission Viejo, Casta del Sol is an established gated 55+ community offering an appealing combination of comfortable homes, mature landscaping, recreational amenities and a convenient South Orange County location.

Developed by the Mission Viejo Company, the community formally opened in 1973 and grew into a neighborhood of 1,927 residences. Homes were constructed from approximately 1972 through 1987, creating a variety of floor plans, architectural configurations and residential settings.

With predominantly single-level homes, two principal recreation-center areas and a scenic setting alongside the Oso Creek corridor, Casta del Sol offers a distinctive approach to age-qualified community living.

| 1,927 | 1973 | 55+ |
|---|---|---|
| Community Homes | Community Opening | Age-Qualified Community |

# HOMES & ARCHITECTURE

## A Variety of Floor Plans & Living Spaces

Casta del Sol offers a diverse collection of residential designs, with predominantly single-level living and floor plans developed over approximately fifteen years. Homes vary in size, garage configuration, architectural layout and outdoor living spaces, providing different options within the same established community.



### PUD — Original Housing Collection

An established classification associated with the community's earlier homes. Floor plans and physical configurations vary, including homes with and without common walls.



### FIESTA — Distinctive Floor Plans

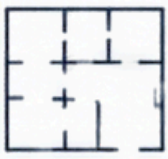
An established housing collection featuring its own original production models and layouts. Individual properties vary in living space, garage configuration and renovations.



### CARMEL — Additional Living Options

An established housing collection that includes a variety of layouts, with certain models offering lofts or upper-level living spaces.

## What Makes Each Home Unique?



Floor plan and usable living space



One-car or two-car garage



Single-level or loft configuration



Views, setting and outdoor space



Improvements and overall condition

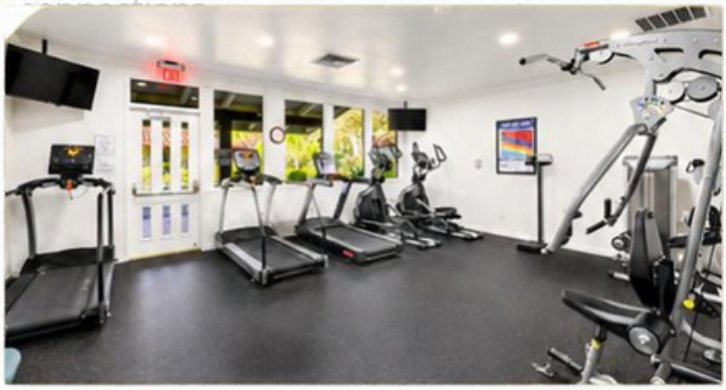
Although homes share the Casta del Sol community setting, their original designs, current condition and individual locations can vary significantly, PUD, Fiesta and Carmel are housing classifications rather than separate geographic neighborhoods.

# RECREATION & AMENITIES

## Activities, Wellness & Community Connections



Casta del Sol offers two principal recreation-center areas with facilities supporting an active and engaging community lifestyle. From fitness and swimming to organized activities, games and creative interests, residents have a variety of opportunities for recreation and social



### FITNESS & WELLNESS

Fitness facilities provide convenient opportunities for exercise and wellness close to home.



### GAMES & SOCIAL ACTIVITIES

Recreation spaces support games, hobbies and opportunities to connect with neighbors.

## More Ways to Enjoy the Community

- Swimming
- Tennis
- Pickleball
- Bocce
- Shuffleboard
- Lawn Bowling
- Arts & Ceramics
- Community Clubs

Amenities, operating schedules and access are subject to current Casta del Sol HOA rules.

# GOLF, LAKE & SURROUNDINGS

Scenic Open Spaces & Recreation in Mission Viejo



## Oso Creek Golf Course

Bordering portions of Casta del Sol, Oso Creek Golf Course provides a scenic setting of rolling fairways, mature trees and open green space.

Originally known as Casta del Sol Golf Course, the property was acquired by the City of Mission Viejo in 2019 and operates as a public golf facility.

Homes near the course may enjoy views of the landscaped fairways and surrounding open spaces, creating a distinctive setting within the community.

**City-Owned • Public Golf Course • Scenic Open Space**

## Lake Mission Viejo

Lake Mission Viejo is a private recreational lake located nearby, offering recreational opportunities to eligible Lake Mission Viejo Association members.

Certain Casta del Sol homes have Lake Mission Viejo membership through recorded property rights. However, membership is not included with every property in the community.

Lake membership is property-specific and must be verified with the Lake Mission Viejo Association.

# HOA & COMMUNITY OWNERSHIP

## Understanding Life in Casta del Sol

Casta del Sol combines the benefits of an established gated community with association-managed common areas and recreational facilities. Understanding the community's ownership structure, maintenance responsibilities and age-qualified housing requirements is an important part of buying or owning a home here.

01

### 55+ AGE-QUALIFIED LIVING

Casta del Sol operates under California's senior-housing framework.

At least one qualifying resident must be 55 years of age or older. Additional occupancy eligibility is governed by applicable law and current association rules.

**55+ Age-Qualified Community**

02

### HOA RESPONSIBILITIES

Casta del Sol is governed by one primary homeowners association.

Association responsibilities include common-area maintenance, community recreation facilities, scheduled exterior painting and community operations.

**One Primary Homeowners Association**

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### HOMEOWNER RESPONSIBILITIES

Homeowners remain responsible for significant maintenance and repairs involving their individual residences.

This includes roof repair and replacement, interior systems, plumbing, electrical components and general dwelling upkeep, subject to the governing documents.

**Roof Maintenance Is the Homeowner's Responsibility**

04

### HOA DUES & ASSESSMENTS

**Approximately $590 per month**

This is the working 2026 Casta del Sol HOA dues amount reported in multiple MLS listings. The current amount must be confirmed directly with the association.

Eligible Lake Mission Viejo member properties have a separate recreational association assessment.

**Lake Membership Is Property-Specific**

## Additional Community Considerations

**Gated Access**

Four community entrance gates with different operating schedules.

**Leasing Rules**

Community rules include a 30-day minimum lease term and additional rental restrictions.

**Lake Membership**

Available only to properties with verified Lake Mission Viejo Association membership.

HOA dues, maintenance obligations, occupancy requirements, leasing restrictions and lake rights are subject to current governing documents and property-specific verification.

# CASTA DEL SOL REAL ESTATE MARKET

Community Market Snapshot | October 11, 2026

**24**
Active Homes for Sale

**$939,000**
Median Active List Price

**$985,000**
Median Closed Sale Price
September 11 – October 11, 2026

**2.1 MONTHS**
Estimated Housing Inventory

## A Closer Look at Recent Sales

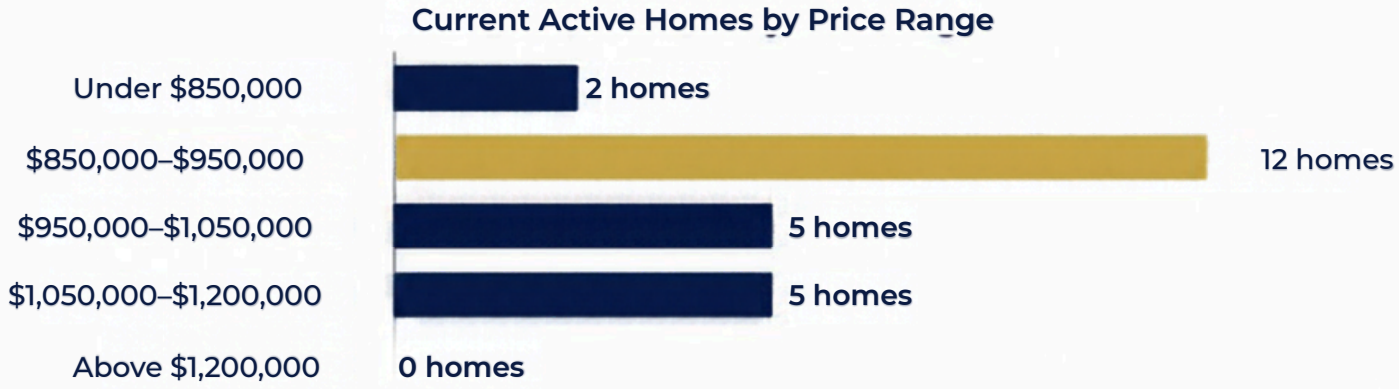
**6**
Closed Sales — Last 30 Days

**14 DAYS**
Median Closed Days on Market

**98%**
Median Closed Sale Price to Final List Price

September 11 – October 11, 2026

## Where Available Homes Are Priced




With approximately 2.1 months of inventory, Casta del Sol's current housing supply reflects a seller-leaning market based on the recent pace of closed sales.

Source: CRMLS data through SimplyRETS. Snapshot calculated October 11, 2026, at 4:30 a.m. Pacific. Market figures are subject to change.

The 2.1-month inventory calculation uses 24 active listings divided by approximately 11.7 average monthly closed sales during July-September 2026.

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## Your South Orange County Real Estate Resource



# DAN EVANS

**Broker Associate | First Team Real Esturce**

With more than 25 years of Southern California real estate experience and over 350 homes sold, Dan Evans brings extensive knowledge, professional guidance and personal attention to every transaction.

From buying and selling to property valuation, negotiations, trust and probate sales, Dan understands that every real estate decision is important.

As a Broker Associate with First Team Real Estate, Dan combines decades of experience with modern marketing and a commitment to delivering exceptional service.

**25+**
Real Estate Experience

**350+**
Sold

## LET'S TALK REAL ESTATE

*Buying, Selling or Exploring Casta del Sol?*


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## Explore Available Homes

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