

# \$1,199,999 - 53 Promesa Avenue, Rancho Mission Viejo

MLS® #IG24157259

**\$1,199,999**

3 Bedroom, 3.00 Bathroom, 1,902 sqft

Residential on 0 Acres

Verandas (ESVERA), Rancho Mission Viejo,

Welcome to this Stunning Townhome with Million-Dollar Ocean Views in the highly sought-after Verandas Neighborhood in Esencia . Experience unparalleled luxury with panoramic ocean views from the backyard, great room, master bedroom and bathroom, and secondary room. This exquisite home features premium upgrades including waterproof LVP flooring, upgraded white lacquer cabinetry, and stylish woven shades throughout. The chefâ€™s kitchen is a culinary dream, boasting a striking white and gold backsplash, marble-look quartz countertops with a waterfall edge, a stunning 7-light gold and glass pendant chandelier, modern white cabinetry, and gold accents. Custom geometric focal walls at the entry and rear hall enhance the sophisticated ambience. Step through the double French doors to a rare townhome backyard offering breathtaking views, a paver patio, pet-friendly turf, and a drop fence designed to maximize sunset views. Inside, the spacious great room features recessed lighting and a chic designer chandelier. Upstairs, the bedroom level includes built-in white lacquer cabinetry in the hallway for extra storage, along with a laundry room equipped with upper cabinets and an included washer and dryer. The thoughtfully designed layout places the bedrooms on opposite sides for optimal privacy. The primary suite is a retreat with stunning views, upgraded wallpaper accent wall, and a modern ceiling fan. The ensuite bathroom includes white



eo-stone countertops, a large soaking tub, a frameless glass shower, and contemporary light fixtures. The two secondary bedrooms are generously sized and share a hall bath with dual sinks, upgraded lighting, and a separate toilet/shower area. The attached two-car garage provides convenient backyard access. This home is ideally located in Rancho Mission Viejo, just a short walk to Hilltop Clubâ€™s amenitiesâ€“pool, arcade, workout facility, jacuzzi, and cocktail barâ€“as well as North Plungeâ€™s pool, sprinkler pad, tennis, pickleball, and sports fields. Enjoy resort-style living just minutes from the beach and the Spectrum, and a short bike ride on San Juan Creek Trail to Dana Point.

Built in 2016

## Essential Information

|                |                       |
|----------------|-----------------------|
| MLS® #         | IG24157259            |
| Price          | \$1,199,999           |
| Bedrooms       | 3                     |
| Bathrooms      | 3.00                  |
| Full Baths     | 2                     |
| Half Baths     | 1                     |
| Square Footage | 1,902                 |
| Acres          | 0.09                  |
| Year Built     | 2016                  |
| Type           | Residential           |
| Sub-Type       | Condominium           |
| Style          | Cottage               |
| Status         | Closed                |
| Listing Agent  | Joseph Rogers         |
| Listing Office | Executive Realty Inc. |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 53 Promesa Avenue |
| Area        | ESEN - Esencia    |
| Subdivision | Verandas (ESVERA) |

City Rancho Mission Viejo  
County Orange  
Zip Code 92694

## Amenities

Amenities Barbecue, Clubhouse, Fitness Center, Maintenance Front Yard, Pickleball, Pool, Spa/Hot Tub, Sport Court, Tennis Court(s)  
Utilities Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Phone Available, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected  
Parking Spaces 4  
Parking Direct Access, Garage  
# of Garages 2  
Garages Direct Access, Garage  
View City Lights, Canyon, Ocean, Panoramic  
Has Pool Yes  
Pool Association, Community  
Security Carbon Monoxide Detector(s), Fire Detection System, Fire Rated Drywall, Fire Sprinkler System, Smoke Detector(s)

## Exterior

Exterior Drywall, Frame, Glass, Stucco  
Exterior Features Lighting, Rain Gutters  
Lot Description Back Yard, Bluff, Close to Clubhouse, Drip Irrigation/Bubblers, ElevenToFifteenUnitsAcre, Near Park, SixteenToTwentyUnitsAcre, Sprinklers In Rear, Street Level  
Windows Blinds, ENERGY STAR Qualified Windows, Low Emissivity Windows  
Roof Tile  
Construction Drywall, Frame, Glass, Stucco  
Foundation Slab

## Interior

Interior Carpet, Tile, Vinyl  
Interior Features All Bedrooms Up, Ceiling Fan(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Suite, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wired for Data  
Appliances Dishwasher, Disposal, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas Cooktop, High Efficiency Water Heater, Ice Maker, Microwave, Range Hood, Tankless Water Heater, Vented Exhaust Fan, Water Heater, Water To Refrigerator

|              |                              |
|--------------|------------------------------|
| Heating      | Central                      |
| Cooling      | Central Air, High Efficiency |
| Fireplaces   | None                         |
| # of Stories | 2                            |
| Stories      | Two                          |

## **School Information**

|          |                    |
|----------|--------------------|
| District | Capistrano Unified |
| High     | Tesoro             |

## **Additional Information**

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 24th, 2024 |
| Days on Market  | 155             |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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