

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

MLS® #IG24157259

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## \$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 chef'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 ambiance. 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



e-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 Club's amenities—pool, arcade, workout facility, jacuzzi, and cocktail bar—as well as North Plunge'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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