

# **\$875,000 - 1 Matinee Court, Aliso Viejo**

MLS® #NDP2510238

**\$875,000**

2 Bedroom, 2.00 Bathroom, 1,538 sqft

Residential on 13 Acres

Applause (APP), Aliso Viejo,

This turnkey end-unit is located in the highly desirable Applause condominium community known for its beautifully maintained grounds, vibrant landscaping, and ample guest parking. The home features two bedrooms, two bathrooms, and a spacious loft, all enhanced by vaulted ceilings that create an airy, open feel filled with natural light. The main living area is generous in size, making it ideal for entertaining family and friends. Both bedrooms are conveniently located on the main floor, offering the comfort of single-level living. Upstairs, the large loft offers two distinct spaces—one that can easily be converted into a third bedroom and another perfectly suited for a home office. The home includes newer vinyl plank flooring throughout, and the kitchen and bathrooms have been tastefully updated. The entire community was re-piped in 2015, and the pool, spa, and surrounding common areas are receiving a major refresh in November. Conveniently situated near freeways, toll roads, parks, shopping, theaters, local beaches, wilderness trails, and award-winning schools, this home offers both comfort and accessibility. Don't miss the opportunity to enjoy life in the beautiful Applause community of Aliso Viejo!



Built in 1990

## **Essential Information**

MLS® #	NDP2510238
Price	\$875,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,538
Acres	12.68
Year Built	1990
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Joel Harrison
Listing Office	HarrisonAdvantage.com

## Community Information

Address	1 Matinee Court
Area	AV - Aliso Viejo
Subdivision	Applause (APP)
City	Aliso Viejo
County	Orange
Zip Code	92656

## Amenities

Amenities	Pool, Spa/Hot Tub
Parking Spaces	2
# of Garages	2
View	Neighborhood
Has Pool	Yes
Pool	Community, Association

## Interior

Interior Features	Bedroom on Main Level, Loft, Main Level Primary, Primary Suite, Walk-In Closet(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
# of Stories	3
Stories	Three Or More

## School Information

District	Capistrano Unified
Elementary	Wood Canyon
Middle	Don Juan Avila
High	Aliso Viejo

## Additional Information

Date Listed	October 24th, 2025
Days on Market	17
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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