

\$1,499,000 - 40 Alienta Lane, Rancho Mission Viejo

MLS® #NP25029899

\$1,499,000

4 Bedroom, 3.00 Bathroom, 2,478 sqft

Residential on 0 Acres

Reverie (ESREV), Rancho Mission Viejo,

Welcome home to 40 Alienta, located in the Reverie neighborhood of the award-winning community of Rancho Mission Viejo! This highly upgraded, designer-styled home sits on a corner lot and features four bedrooms, three bathrooms, and approximately 2,478 square feet of living space. Enter into an open-concept floor plan where the kitchen flows seamlessly into the living room and separate dining area. The living room boasts custom built-ins, a cozy fireplace, and large bi-fold doors that open to your private backyard oasis. The kitchen showcases an oversized island with shiplap details, Dorian Gray shaker cabinets, quartz countertops, a marble tile backsplash, a custom hood, stainless steel Maytag appliances, and a walk-in pantry. Adjacent to the kitchen, a functional mudroom features a shiplap accent wall with hanging hooks and cabinets for additional storage. Also located on the first floor is a versatile bedroom with custom built-in cabinetry, a Murphy bed, and a walk-in closet, along with an ensuite bathroom-- ideal for a home office or guest bedroom. Upstairs, youâ€™ll find three bedrooms featuring stylish wallpaper/board & batten accent walls, and gorgeous pendant lighting, along with a dual-sink bathroom. Retreat to your oversized primary suite complete with two spacious walk-in closets and a bathroom featuring marble-design flooring, a double-sink vanity, a large soaking tub, a walk-in shower, and a separate water closet. Additionally, the



convenient upstairs laundry room is complete with a sink, shiplap walls, decorative floor tile, and glass pendant lighting. The two-car garage is thoughtfully designed with epoxy flooring, built-in cabinetry, and overhead storage racks, providing ample storage space. Relax in your private entertainer's backyard with covered loggia, lush greenery, a custom fireplace, a built-in beverage refrigerator with bar seating and polished concrete counters. Other highlights of the home include luxury vinyl flooring, plantation shutters, closet built-ins, and solar panels. Enjoy the numerous amenities that Rancho Mission Viejo has to offer. Resort-style amenities include multiple pools, fitness centers, parks, sports courts, arcade, a dog park, hiking trails, and so much more!

Built in 2018

Essential Information

MLS® #	NP25029899
Price	\$1,499,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,478
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Melissa Edelman
Listing Office	Marterra Real Estate

Community Information

Address	40 Alienta Lane
Area	ESEN - Esencia
Subdivision	Reverie (ESREV)

City	Rancho Mission Viejo
County	Orange
Zip Code	92694

Amenities

Amenities	Clubhouse, Dog Park, Fitness Center, Barbecue, Pool, Spa/Hot Tub, Tennis Court(s), Bocce Court, Fire Pit, Playground, Trail(s)
Utilities	Electricity Available, Natural Gas Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	Neighborhood
Has Pool	Yes
Pool	Association
Security	Smoke Detector(s), Fire Sprinkler System

Exterior

Exterior	Drywall, Stucco
Exterior Features	Rain Gutters
Lot Description	Corner Lot, Landscaped, Sprinkler System, Yard
Windows	Plantation Shutters
Roof	Shingle
Construction	Drywall, Stucco
Foundation	Slab

Interior

Interior	Carpet, Vinyl
Interior Features	Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Bedroom on Main Level, Primary Suite, Quartz Counters, Walk-In Closet(s), Walk-In Pantry
Appliances	Dishwasher, Electric Oven, Disposal, Microwave, Range Hood, Gas Cooktop, Refrigerator, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Outside

# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	February 15th, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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