

# **\$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, you'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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