

\$699,000 - 34 Promontory, Aliso Viejo

MLS® #OC25005279

\$699,000

2 Bedroom, 2.00 Bathroom, 1,092 sqft

Residential on 18 Acres

Calabria (CLB), Aliso Viejo,

AWESOME END UNIT LOCATION SURROUNDED BY LUSH GREENBELTS, HIGHLY SOUGHT AFTER FLOOR PLAN WITH NO STAIRS AND UPGRADED
THROUGHOUT! Spacious floor plan offering a large living and dining room with designer ledger stone accented fireplace and recessed lighting. Spacious kitchen with granite countertops, designer backsplash, stainless steel appliances, transitional style rectangular sink, designer faucet and recessed lighting. Spacious master suite with upgraded bathroom featuring a designer vanity with dual sinks and upgraded fixtures. Second bedroom and second full bathroom also with designer vanity and fixtures. Custom concrete flooring, upgraded lighting fixtures, switches and outlets, repiped with PEX, upgraded AC unit and so much more. Full size inside laundry area and direct access to the attached garage! All this plus the highly sought after Calabria community with resort style pool and spa, plenty of guest parking, excellent proximity to Aliso Viejo Town Center with shops, restaurants and entertainment, easy toll road (73) and beach access (via 133), highly sought after schools and nearby hiking, biking and nature trails!



Built in 1995

Essential Information

MLS® #

OC25005279

Price	\$699,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,092
Acres	18.40
Year Built	1995
Type	Residential
Sub-Type	Condominium
Style	Mediterranean
Status	Closed
Listing Agent	Kamran Montazami
Listing Office	Re/Max Premier Realty

Community Information

Address	34 Promontory
Area	AV - Aliso Viejo
Subdivision	Calabria (CLB)
City	Aliso Viejo
County	Orange
Zip Code	92656

Amenities

Amenities	Pool, Spa/Hot Tub, Trash
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Concrete, Direct Access, Door-Single, Garage, Garage Door Opener
# of Garages	1
Garages	Concrete, Direct Access, Door-Single, Garage, Garage Door Opener
View	Park/Greenbelt, Trees/Woods
Has Pool	Yes
Pool	Association

Exterior

Exterior	Stucco
Lot Description	Near Park
Roof	Tile
Construction	Stucco

Foundation Slab

Interior

Interior Features	All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Breakfast Bar, Primary Suite, Separate/Formal Dining Room, Stone Counters
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Gas Range, Washer, Water Heater
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

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

Additional Information

Date Listed	January 13th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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