

\$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

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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
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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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