

\$1,195,000 - 8 Nutcracker Lane, Aliso Viejo

MLS® #OC25010904

\$1,195,000

3 Bedroom, 3.00 Bathroom, 1,636 sqft

Residential on 0 Acres

Seaway Collection - Audubon (ACO), Aliso Viejo,

EXCEPTIONAL CUL-DE-SAC LOCATION, AWESOME YARD, LONG DRIVEWAY AND UPGRADES THROUGHOUT! Awesome gated front courtyard entry with upgraded paver tiles and tastefully landscaped planters leading to the large foyer unveiling a spacious floor plan offering a large living room with two-story ceilings, fireplace and large windows to pour in plenty of natural light. There is also a large dining room with upgraded sliding glass door leading to the awesome backyard. Kitchen has been upgraded with granite countertops, stainless steel range, microwave oven and refrigerator, white cabinets with upgraded hardware, and designer faucet. Main floor also features a large powder room with designer style vanity and upgraded fixtures, full size laundry area with washer and dryer included and direct access to the two-car attached garage with extra room for storage. Second story features a large hallway with upgraded linen cabinets and granite countertop, bedroom two with vaulted ceiling, bedroom three and full hall bathroom with upgraded vanity and fixtures. Spacious master suite with vaulted ceilings and a stunning master bathroom which has been completely remodeled with a large walk-in shower featuring designer tile surround and large seat, frameless glass enclosure, designer vanity with stone countertop, dual sinks and upgraded fixtures. Repiped with PEX, newer and upgraded HVAC and water heater, newer and upgraded dual glazed windows, upgraded



flooring and baseboards, custom plantation shutters and blinds, designer lighting fixtures and so much more. All this plus an awesome yard with lush lawn area, brick accented planters and plenty of space for your enjoyment and outdoor entertainment.

Amazing Laguna Audubon Seaway Collection with easy toll road (73) and beach access (via 133), highly sought after schools, excellent proximity to Aliso Viejo Town Center with shopping, restaurants and entertainment and nearby hiking, biking and nature trails!

Built in 1989

Essential Information

MLS® #	OC25010904
Price	\$1,195,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,636
Acres	0.07
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Kamran Montazami
Listing Office	Re/Max Premier Realty

Community Information

Address	8 Nutcracker Lane
Area	AV - Aliso Viejo
Subdivision	Seaway Collection - Audubon (ACO)
City	Aliso Viejo
County	Orange
Zip Code	92656

Amenities

Amenities	Maintenance Front Yard, Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener, Concrete
# of Garages	2
Garages	Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener, Concrete
View	Park/Greenbelt, Trees/Woods
Pool	None

Exterior

Exterior	Stucco
Lot Description	Back Yard, Near Park, Yard, Front Yard, Lawn
Windows	Plantation Shutters
Roof	Tile
Construction	Stucco
Foundation	Slab

Interior

Interior Features	Breakfast Bar, Cathedral Ceiling(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Two Story Ceilings, All Bedrooms Up, Entrance Foyer, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Water Heater, Dryer, Washer
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	Two

School Information

District	Capistrano Unified
Elementary	Oakgrove
Middle	Aliso Viejo
High	Aliso Niguel

Additional Information

Date Listed	January 31st, 2025
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Days on Market	6
Short Sale	N
RE / Bank Owned	N

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