

# **\$1,100,000 - 75 Willowood # 14, Aliso Viejo**

MLS® #OC25028701

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## **\$1,100,000**

3 Bedroom, 3.00 Bathroom, 1,699 sqft  
Residential on 3 Acres

Laurelmont (LAU), Aliso Viejo,

Enjoy the perfect blend of convenience, privacy, and coastal-inspired charm in this townhome in Aliso Viejo's desirable Laurelmont community. Offering the ease of condo living with the freedom and space of a single-family home, this property welcomes you with a gated walkway entry, a private patio backing to serene trees and trails, and only one shared wall for added peace and quiet. Enter into an airy, light-filled living space where vaulted ceilings and a cozy fireplace create an inviting atmosphere. The open-concept design flows seamlessly into the dining area and stylish remodeled kitchen, featuring dark granite countertops, stainless steel appliances, tile backsplash, contemporary updated lighting, custom shiplap ceiling, and a full wall of pantry storage. A breakfast bar adds versatility for casual meals or entertaining. Sliding doors off both the living and dining areas lead to a low-maintenance outdoor retreat with pergola shade cover and turf, perfect for relaxing or hosting friends while enjoying views of the wooded common area and neighboring horse trail. Upstairs, a spacious bonus loft with custom built-ins, desk and skylights offers endless possibilities for work, play, or relaxation. The primary suite is a peaceful haven with tranquil backyard views, extensive closet space, and an en suite bath. Two additional bedrooms share a full hall bath, while a convenient half bath is located on the main level. Practical upgrades include newer windows, roof, carpet, and toilets, whole house



fan, fresh interior paint, and recently refreshed exterior paint. The attached two-car garage provides extra storage space and a full-size driveway. Enjoy ample guest parking, access to the community pool and spa nearby or explore Aliso Viejo Community Park just across the road. With easy access to freeways, diverse local dining, and multiple shopping centers within minutes, this home offers the best of comfort, style, and location.

Built in 1985

**Essential Information**

MLS® #	OC25028701
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,699
Acres	3.39
Year Built	1985
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Bradley Feldman
Listing Office	Douglas Elliman of California

**Community Information**

Address	75 Willowood # 14
Area	AV - Aliso Viejo
Subdivision	Laurelmont (LAU)
City	Aliso Viejo
County	Orange
Zip Code	92656

**Amenities**

Amenities	Barbecue, Picnic Area, Pool, Spa/Hot Tub
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Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Available, Sewer Connected, Water Available, Water Connected, Phone Available
Parking Spaces	4
Parking	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage
View	Neighborhood, Trees/Woods
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Wood Siding
Exterior Features	Rain Gutters, Awning(s)
Lot Description	Back Yard
Windows	Blinds, ENERGY STAR Qualified Windows, Screens
Roof	Asphalt
Construction	Wood Siding
Foundation	Slab

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Breakfast Bar, Built-in Features, Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Up, Primary Suite, Cathedral Ceiling(s), Loft, Two Story Ceilings
Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Dryer, Washer, Electric Range
Heating	Central
Cooling	Central Air, Whole House Fan
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Wood Canyon
Middle	Don Juan Avila

High

Aliso Niguel

Additional Information

Date Listed	February 24th, 2025
Days on Market	15
Zoning	R
Short Sale	N
RE / Bank Owned	N

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