

\$935,000 - 89 Montara Drive, Aliso Viejo

MLS® #OC25033883

\$935,000

3 Bedroom, 3.00 Bathroom, 1,476 sqft
Residential on 0 Acres

St. Tropez (STP), Aliso Viejo,

REMODELED! END UNIT! NOBODY LIVING ABOVE OR BELOW! 3 BEDROOMS & 3 FULL BATHROOMS! MAIN FLOOR BEDROOM & FULL BATHROOM! 2-CAR GARAGE + 2-CAR DRIVEWAY (private parking for 4 cars)! TUCKED AWAY AND FULLY SURROUNDED BY A LUSH GREENBELT - PRIVATE! ALL NEW WINDOWS AND DOORS! REPLACED HEATING & AIR! NEWER WATER HEATER! EXCLUSIVE ACCESS TO A HUGE PARK NEXT DOOR! This rare end-unit condo, tucked away and surrounded by a lush greenbelt, offers exceptional privacy and the feel of a single-family home. Expansive windows in the home showcase a view of lush greenery out of every window. You will love that no neighbors live above or below you. This home is thoughtfully upgraded throughout. Originally designed with an enclosed staircase, the owners have transformed that space by opening it up with a stunning custom solid walnut banister. Finding a condo with all-new windows, French doors & sliders is a gem - consider yourself lucky! Additional upgrades include a remodeled kitchen and bathrooms, new tile flooring to mimic hardwood, large baseboards, beautiful paint, replaced heating and air system, new water heater, recessed lighting and more - too many items to list. The outdoor space is just as impressive with durable pavers, a custom-built patio cover with roll-down sun and privacy shades, thriving grapevines that offer



charm and a covered area with a built-in BBQ. A spacious 2-car oversized garage (32x22 - huge) and a private 2-car driveway provide ample parking, workspace & storage. Parking for 4 cars is a rare find in a condo neighborhood. HOA has re-piped with PEX & recently tented all buildings for termite. A painting project is in the works for the buildings and garage doors. Community pool & spa is just a 1-minute walk away. Exclusive gate access to Argonaut Park right next door (Aliso Viejo has over 21 parks). Quick access to the 73 toll Rd & Hwy 133 makes for an easy commute. Just 7 miles to beautiful Laguna Beach/coastline. THIS ONE IS VERY SPECIAL!!

Built in 1993

Essential Information

MLS® #	OC25033883
Price	\$935,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Square Footage	1,476
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Condominium
Style	Mediterranean
Status	Closed
Listing Agent	Kelli Walters
Listing Office	Rise Realty

Community Information

Address	89 Montara Drive
Area	AV - Aliso Viejo
Subdivision	St. Tropez (STP)
City	Aliso Viejo

County	Orange
Zip Code	92656

Amenities

Amenities	Pool, Spa/Hot Tub
Utilities	Sewer Connected, Cable Available, Electricity Available, Natural Gas Available, Phone Available, Water Available
Parking Spaces	4
Parking	Driveway, Garage, Direct Access, Guest, Oversized, Storage
# of Garages	2
Garages	Driveway, Garage, Direct Access, Guest, Oversized, Storage
View	Park/Greenbelt
Has Pool	Yes
Pool	Association, Salt Water
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Near Park, Greenbelt
Windows	Blinds, Custom Covering(s), Double Pane Windows, ENERGY STAR Qualified Windows, Screens
Roof	Concrete, Tile
Construction	Stucco

Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Bedroom on Main Level, Primary Suite, Utility Room, Balcony, Breakfast Area, Ceiling Fan(s), Crown Molding, Quartz Counters, Recessed Lighting, Storage, Two Story Ceilings
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Gas Water Heater, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas Starter, Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Oakgrove
Middle	Aliso Viejo
High	Aliso Niguel

Additional Information

Date Listed	March 11th, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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