

\$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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