

\$3,100 - 23412 Pacific Park Drive # 11g, Aliso Viejo

MLS® #OC25046557

\$3,100

2 Bedroom, 2.00 Bathroom, 1,122 sqft

Residential Lease on 0 Acres

Canyon Villas (CANV), Aliso Viejo,

Popular single level corner unit with dual primary suites in gated Canyon Villas! This ground floor home allows easy access with only one step to entry. Upon entering the living room, you're welcomed by views of the hillside & trees through a wall of windows that invite natural light in throughout the day. The living room also features a large built-in media cabinet with ample storage, high ceilings and is adjacent to the dining room which has a new contemporary light fixture, nook for additional furniture and sliding door access to patio.

Upgrades include new warm white paint, luxury vinyl plank flooring and crown molding throughout the home. The central kitchen features granite counters, a breakfast bar and stainless steel appliances; the refrigerator is included! The first primary bedroom has a ceiling fan and tons of storage: large mirrored sliding-door closet, walk-in closet and additional built-in cabinetry/drawers. The ensuite bathroom features granite-topped dual vanity and shower/tub combo. The second primary bedroom has a ceiling fan and it's own ensuite bath with granite-topped dual vanity and walk-in shower. The spacious and enclosed patio offers tranquil views of the hillside and private laundry closet with included washer & dryer. Detached one-car garage and one assigned parking space are also included. Amazing opportunity to live within the gated community of Canyon Villas which offers 2 resort-style pools, 2 spas, playground, BBQ area, fire pit, comprehensive fitness center and



clubhouse - all are very close to the home. Conveniently close to the Aliso Viejo Town Center, The Marketplace, parks, schools, hiking/biking trails and the 73 Toll Road. Washer, dryer and refrigerator included.

Built in 1990

Essential Information

MLS® #	OC25046557
Price	\$3,100
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,122
Acres	0.18
Year Built	1990
Type	Residential Lease
Sub-Type	Condominium
Style	Cape Cod
Status	Closed
Listing Agent	Danielle Jackson
Listing Office	Compass

Community Information

Address	23412 Pacific Park Drive # 11g
Area	AV - Aliso Viejo
Subdivision	Canyon Villas (CANV)
City	Aliso Viejo
County	Orange
Zip Code	92656

Amenities

Amenities	Clubhouse, Fitness Center, Barbecue, Pool, Spa/Hot Tub
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Association Dues, Sewer
Parking Spaces	2
Parking	Assigned, Door-Single, Garage, Garage Door Opener
# of Garages	1

Garages	Assigned, Door-Single, Garage, Garage Door Opener
View	Hills, Trees/Woods
Has Pool	Yes
Pool	Community, Heated, Association
Security	Gated Community, Smoke Detector(s)

Exterior

Exterior	Stucco, Fiber Cement
Windows	Screens
Roof	Composition
Construction	Stucco, Fiber Cement

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Multiple Primary Suites
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Wood Canyon
Middle	Don Juan Avila
High	Aliso Niguel

Additional Information

Date Listed	March 2nd, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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