

\$989,000 - 86 Sandcastle, Aliso Viejo

MLS® #OC25048769

\$989,000

3 Bedroom, 3.00 Bathroom, 1,567 sqft
Residential on 0 Acres

Villas South (VS), Aliso Viejo,

Discover this beautifully upgraded 3-bedroom, 2.5-bath townhome, ideally situated in a private location within the community. Natural light floods the open living spaces through expansive windows, highlighting the soaring vaulted ceilings. The inviting living room features a cozy fireplace, while wide-plank wood-look tile flooring spans the entire downstairs.

The thoughtfully expanded kitchen is a chef's dream, boasting white shaker cabinets, quartz countertops, a subway tile backsplash, a large stainless steel sink, premium stainless appliances, and a spacious pantry. The remodeled guest bathroom showcases elegant herringbone tile flooring, a gray shaker vanity, and a Calacatta quartz countertop.

Upstairs, the primary suite offers a serene retreat with an alcove space and picturesque views of a lush, park-like setting. The family room features a custom white media niche, beautiful park views, and French doors leading to the expansive wraparound backyard—one of the largest in the community—offering privacy and ample space for entertaining.

This home also includes a large garage with built-in storage and is the largest model in the tract. Additional Features include house repiped with Pex, whole house fan(big savings on energy costs), Newer HVAC(2020), New



Water Heater(2022). Enjoy access to the community pool, spa, and amenities, all within walking distance. Conveniently located near scenic parks, hiking trails, award-winning schools, top-rated restaurants, shopping, and entertainment, with easy access to OC's stunning beaches and luxury resorts.

Built in 1989

Essential Information

MLS® #	OC25048769
Price	\$989,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,567
Acres	0.07
Year Built	1989
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Mac Mackenzie
Listing Office	Coldwell Banker Realty

Community Information

Address	86 Sandcastle
Area	AV - Aliso Viejo
Subdivision	Villas South (VS)
City	Aliso Viejo
County	Orange
Zip Code	92656

Amenities

Amenities	Barbecue, Pool, Spa/Hot Tub
Parking Spaces	2
Parking	Assigned, Direct Access, Garage
# of Garages	2

Garages	Assigned, Direct Access, Garage
View	None
Has Pool	Yes
Pool	Community, Association

Exterior

Lot Description	Corner Lot, Near Park
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Interior

Interior	Carpet, Tile
Interior Features	Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Two Story Ceilings, All Bedrooms Up, Primary Suite, Cathedral Ceiling(s)
Appliances	Dishwasher, Free-Standing Range, Disposal, Microwave, Range Hood, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Library
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Wood Canyon
Middle	Aliso Viejo
High	Aliso Niguel

Additional Information

Date Listed	March 5th, 2025
Days on Market	12
Short Sale	N
RE / Bank Owned	N

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