

# **\$499,900 - 23236 Orange Avenue # 5, Lake Forest**

MLS® #OC25063904

**\$499,900**

2 Bedroom, 1.00 Bathroom, 834 sqft

Residential on 20 Acres

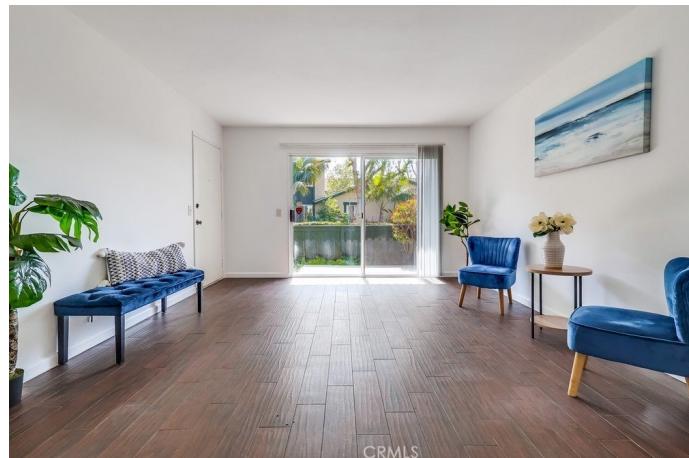
Aliso Creek Villas (AC), Lake Forest,

Discover this inviting 2-bedroom, 1-bathroom condo nestled in a peaceful Lake Forest community. Spanning 834 sqft, this ground-level gem offers a bright and open layout with stylish upgrades and two private patios—perfect for relaxing or entertaining.

Step into the spacious living room featuring LVP flooring throughout and large sliding glass doors that lead to the front patio with an attached storage room for washer and dryer. The kitchen is equally charming, with granite countertops, stainless steel range and microwave, a dishwasher, and ample cabinetry. Another set of sliding glass doors opens to the fenced-in back patio, creating a seamless indoor-outdoor flow. The back patio offers a pergola for shade, plenty of space for hosting, and a storage closet for added convenience.

The first bedroom features plush wall-to-wall carpeting, an overhead light, and a roomy closet. The second bedroom mirrors the main living space with LVP flooring, making it a versatile option for a guest room or home office. The bathroom boasts granite tile flooring, a modern single-sink vanity, and a tub/shower combo with sleek glass doors.

The community offers carport and additional uncovered parking, lighted walking paths, and a large pool area with a clubhouse, perfect for lounging or entertaining.



With its prime location, stylish finishes, and ample outdoor space, this condo offers the perfect blend of comfort, convenience, and charm.

Built in 1980

## Essential Information

|                |                               |
|----------------|-------------------------------|
| MLS® #         | OC25063904                    |
| Price          | \$499,900                     |
| Bedrooms       | 2                             |
| Bathrooms      | 1.00                          |
| Full Baths     | 1                             |
| Square Footage | 834                           |
| Acres          | 19.99                         |
| Year Built     | 1980                          |
| Type           | Residential                   |
| Sub-Type       | Condominium                   |
| Style          | Contemporary, Traditional     |
| Status         | Closed                        |
| Listing Agent  | Fio Vazquez                   |
| Listing Office | Keller Williams Realty Irvine |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 23236 Orange Avenue # 5 |
| Area        | LS - Lake Forest South  |
| Subdivision | Aliso Creek Villas (AC) |
| City        | Lake Forest             |
| County      | Orange                  |
| Zip Code    | 92630                   |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Pool, Spa/Hot Tub, Trash, Water        |
| Utilities      | Sewer Connected, Electricity Available |
| Parking Spaces | 2                                      |
| Parking        | Assigned, Detached Carport, One Space  |
| # of Garages   | 1                                      |
| Garages        | Assigned, Detached Carport, One Space  |

|          |  |
|----------|--|
| View     | None   |
| Has Pool | Yes  |
| Pool     | Association, In Ground, Private, See Remarks |

## Exterior

|                 |  |
|-----------------|--|
| Lot Description | ZeroToOneUnitAcre, Close to Clubhouse, Greenbelt, Street Level |
| Roof            | Composition  |
| Foundation      | Slab   |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Carpet, Stone   |
| Interior Features | Ceiling Fan(s), Eat-in Kitchen, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, French Door(s)/Atrium Door(s), High Ceilings, Quartz Counters |
| Appliances        | Dishwasher, Disposal, Microwave, Electric Oven  |
| Heating           | Electric  |
| Cooling           | None  |
| Fireplaces        | None  |
| # of Stories      | 1   |
| Stories           | One   |

## School Information

|            |                           |
|------------|---------------------------|
| District   | Saddleback Valley Unified |
| Elementary | Olivewood                 |
| Middle     | Los Aliso                 |
| High       | Mission Viejo             |

## Additional Information

|                 |                  |
|-----------------|------------------|
| Date Listed     | March 19th, 2025 |
| Days on Market  | 76               |
| Short Sale      | N                |
| RE / Bank Owned | N                |

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