

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

MLS® #OC25063904

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## **\$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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