

# \$1,325,000 - 24262 Augustin St, Mission Viejo

MLS® #OC25082403

**\$1,325,000**

4 Bedroom, 2.00 Bathroom, 1,872 sqft

Residential on 0 Acres

Aegean Hills Central (AH), Mission Viejo,

**OVERSIZED BACKYARD WITH POOL!!** Don't miss this opportunity to own a **SINGLE LEVEL** home with a **POOL** in Aegean Hills. Tucked away on a quiet street, this **4 BEDROOM & 2 BATH**, **Pacifica** model has lots of charm and boasts a **SPACIOUS FLOORPLAN** of **1,872 sq. ft.** At first glance, the extended driveway allows for plenty of parking and the courtyard entry opens to two distinct living areas. The traditional, formal living room showcases lots of **NATURAL LIGHT** while overlooking an amazing backyard and is great for entertaining. The **BACKYARD IS A MUST-SEE** as it offers a covered patio, an entertaining **POOL** and **SPA**, mature trees, and a **HUGE GRASS LAWN** perfect for backyard fun! There's a beautiful and centrally located, private patio right of the kitchen with a pass-through window that brightens up much of the home and is great for **BBQs!** Various updates have been made to this home over the years including dual-pane vinyl windows and doors, copper re-piping of the entire home, sewer repair & clean-out, recessed lighting in the kitchen, and more! Located in walking distance to award winning schools including **Del Cerro Elementary School**. No Mello-Roos tax. No association dues! Close to great shopping. Easy access to the freeway - No 2nd commute. Perfectly located and lovingly cared for, this exceptional home is ready for you!



Built in 1968

## Essential Information

MLS® #	OC25082403
Price	\$1,325,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,872
Acres	0.24
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Michael Boucher
Listing Office	Compass

## Community Information

Address	24262 Augustin St
Area	MC - Mission Viejo Central
Subdivision	Aegean Hills Central (AH)
City	Mission Viejo
County	Orange
Zip Code	92691

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Trees/Woods
Has Pool	Yes
Pool	Private

## Exterior

Exterior	Stucco
Exterior Features	Awning(s)
Lot Description	Back Yard, Front Yard, Lawn
Roof	Clay

Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Breakfast Area, Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Double Oven, Electric Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Saddleback Valley Unified
Elementary	Del Cerro
Middle	Los Alisos
High	Mission Viejo

## Additional Information

Date Listed	March 14th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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