

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

MLS® #OC25082403

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## **\$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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