

\$1,075,000 - 91 Gauguin Circle, Aliso Viejo

MLS® #OC25095748

\$1,075,000

3 Bedroom, 3.00 Bathroom, 1,794 sqft

Residential on 10 Acres

Provence D'Aliso (PDA), Aliso Viejo,

SPECTACULAR PROPERTY WITH AWESOME END UNIT LOCATION, PANORAMIC VIEWS, UPGRADES THROUGHOUT AND 2-CAR GARAGE WITH FULL DRIVEWAY! Spacious floor plan offering 3 bedrooms plus an oversized loft by Loft Crafters, large living room with stunning ledger stone accented floor to ceiling fireplace wall and large dining room with huge windows and skylight to pour in plenty of natural light. Awesome kitchen with upgraded cabinets, designer Quartz countertops, stainless steel appliances, sink and Brizo faucet. Main floor also features a remodeled powder room with designer vanity and upgraded fixtures. Spacious second story offering an oversized loft which is perfect as a large family room, bonus room, kid's play room or oversized office with a view! Spacious master suite with vaulted ceilings and a totally remodeled master bathroom with designer vanity, Quartz countertop, dual sinks, large walk-in shower with frameless glass enclosure, Chevron pattern Ann Sacks marble accent wall and upgraded Kohler fixtures. Large 2nd and 3rd bedrooms and full hall bathroom with tub & shower, upgraded vanity and fixtures. Repiped with PEX by Repipe1, upgraded American Standard HVAC, upgraded flooring and baseboards, custom crown molding and plantation shutters, recessed LED lighting and designer lighting fixtures, newly upgraded Rheem water heater, near new Aquasure water softener...All this plus the highly sought



after location within the gated Provence D'Aliso community with resort style pool, spa and tennis courts, easy toll road (73) and beach access, highly sought after schools, excellent proximity to Aliso Viejo Town Center with shops, restaurants and entertainment and direct trail access to Hillview Park and Aliso Creek riding and hiking trail!

Built in 1994

Essential Information

MLS® #	OC25095748
Price	\$1,075,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,794
Acres	10.06
Year Built	1994
Type	Residential
Sub-Type	Condominium
Style	Mediterranean
Status	Closed
Listing Agent	Kamran Montazami
Listing Office	Re/Max Premier Realty

Community Information

Address	91 Gauguin Circle
Area	AV - Aliso Viejo
Subdivision	Provence D'Aliso (PDA)
City	Aliso Viejo
County	Orange
Zip Code	92656

Amenities

Amenities	Pool, Spa/Hot Tub, Maintenance Front Yard, Tennis Court(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water

	Connected, Cable Available, Phone Available
Parking Spaces	2
Parking	Driveway, Garage, Garage Door Opener, Concrete, Direct Access, Door-Multi
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener, Concrete, Direct Access, Door-Multi
View	City Lights, Panoramic, Park/Greenbelt, Trees/Woods
Has Pool	Yes
Pool	Association

Exterior

Exterior	Stucco
Lot Description	Back Yard, Near Park, Yard
Windows	Plantation Shutters
Roof	Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile, Laminate
Interior Features	Ceiling Fan(s), Walk-In Closet(s), All Bedrooms Up, Crown Molding, Loft, Primary Suite, Quartz Counters, Recessed Lighting, Stone Counters
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Water Heater, Water Softener
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
----------	--------------------

Additional Information

Date Listed	May 2nd, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 6th, 2026 at 1:57pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify

prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.