

# \$4,200 - 16 Bryce, Aliso Viejo

MLS® #OC25112950

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## \$4,200

3 Bedroom, 3.00 Bathroom, 1,506 sqft  
Residential Lease on 0 Acres

Orleans (ORLN), Aliso Viejo,

Welcome to 16 Bryce! This impeccably remodeled home is a true gem, ideally located in a highly desirable area of Aliso Viejo, with easy access to shopping and dining. Situated in a private, gated community, this light-filled, corner-unit townhouse offers ultimate privacy with no neighbors above or below, and convenient direct access from the fully finished two-car garage featuring epoxy flooring. This home boasts numerous high end upgrades, including recessed lighting throughout, luxury vinyl flooring, and completely remodeled bathrooms with designer tiles, custom shower doors, and upgraded dual shower fixtures. The primary bedroom features a walk-in closet and a private bathroom with a separate door for added convenience. The kitchen and bathrooms have been enhanced with Grade A marble countertops and custom mirrors, while the kitchen showcases custom-built cabinets for a sleek, modern look. The spacious living room is highlighted by a custom-designed fireplace with an accent wall and a designer mantel, as well as a bespoke entertainment niche. Outside, you'll find a cozy balcony off the dining area, and a beautifully landscaped, wrap-around concrete backyard off the living room, perfect for relaxing or entertaining. Upstairs, crown molding adds a touch of elegance, and you'll appreciate the large linen cabinets in the hallway. The bedrooms offer peaceful views of the neighborhood's lush greenery. The garage is fully finished with smooth walls and ceiling, custom shelving, and



upgraded lighting, plus included washer, dryer, and refrigerator for added convenience. With so many upgrades and thoughtful touches throughout, this home is a must-see to truly appreciate. Schedule your appointment today before itâ€™s gone!

Built in 1999

### Essential Information

MLS® #	OC25112950
Price	\$4,200
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,506
Acres	0.28
Year Built	1999
Type	Residential Lease
Sub-Type	Townhouse
Style	Mediterranean, Patio Home
Status	Closed
Listing Agent	Ali Jahanshahi
Listing Office	Keller Williams Realty N. Tustin

### Community Information

Address	16 Bryce
Area	AV - Aliso Viejo
Subdivision	Orleans (ORLN)
City	Aliso Viejo
County	Orange
Zip Code	92656

### Amenities

Amenities	Pool, Spa/Hot Tub, Maintenance Front Yard
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Association Dues
Parking Spaces	2

Parking	Direct Access, Door-Single, Garage, Garage Faces Rear
# of Garages	2
Garages	Direct Access, Door-Single, Garage, Garage Faces Rear
View	Neighborhood, Trees/Woods
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Security Gate, Smoke Detector(s)

## Exterior

Exterior	Frame, Glass, Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	ZeroToOneUnitAcre, Landscaped, Yard
Windows	Blinds, Custom Covering(s), Double Pane Windows, Screens
Construction	Frame, Glass, Stucco
Foundation	Slab

## Interior

Interior	Vinyl
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Stone Counters, Recessed Lighting, All Bedrooms Up, Walk-In Closet(s), Crown Molding
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Range, Ice Maker, Microwave, Refrigerator, Dryer, Washer
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	May 20th, 2025
Days on Market	42
Short Sale	N
RE / Bank Owned	N

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