

# \$3,950 - 1 Overture Lane, Aliso Viejo

MLS® #OC25113046

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**\$3,950**

2 Bedroom, 2.00 Bathroom, 1,538 sqft  
Residential Lease on 13 Acres

Applause (APP), Aliso Viejo,

Well-designed 2-bedroom, 2-bathroom home that features a spacious loft that can easily function as a third bedroom, home office, or additional living area. Located in the highly sought-after Applause community of Aliso Viejo. Privately nestled in a quiet setting and surrounded by mature landscaping, the property offers a tranquil and inviting atmosphere. The main living area showcases vaulted ceilings, expansive windows that bring in abundant natural light, and a gas fireplace that adds warmth and charm to the space. Enjoy greenbelt views from the balcony or unwind on the generously sized private patio, ideal for outdoor dining, entertaining, or simply relaxing. The kitchen is both functional and stylish, equipped with modern appliances and ample counter space to support everyday living and hosting. The primary suite serves as a peaceful retreat, complete with a walk-in closet. Additional highlights include an attached two-car garage with built-in storage, a newer furnace and central air conditioning system, and re-piping throughout the home. Residents enjoy access to a community pool and an ideal location just minutes from Laguna Niguel Regional Park, scenic hiking and biking trails, top-rated schools, and the shops, restaurants, and entertainment options at Town Center.



Built in 1990

## Essential Information

MLS® #	OC25113046
Price	\$3,950
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,538
Acres	12.68
Year Built	1990
Type	Residential Lease
Sub-Type	Townhouse
Status	Closed
Listing Agent	Robert Najafinia
Listing Office	Realty One Group West

### Community Information

Address	1 Overture Lane
Area	AV - Aliso Viejo
Subdivision	Applause (APP)
City	Aliso Viejo
County	Orange
Zip Code	92656

### Amenities

Amenities	Pool
Utilities	Association Dues
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Neighborhood
Has Pool	Yes
Pool	Community, Association
Security	Smoke Detector(s)

### Interior

Interior	Laminate
Interior Features	Balcony, Cathedral Ceiling(s), Eat-in Kitchen, All Bedrooms Up, Loft, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Three Or More

### **School Information**

District	Capistrano Unified
Elementary	Wood Canyon
Middle	Don Juan
High	Aliso Niguel

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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