

\$1,090,000 - 45 Brownstone Way, Aliso Viejo

MLS® #OC25113417

\$1,090,000

3 Bedroom, 3.00 Bathroom, 1,978 sqft

Residential on 1 Acres

Latitudes North (LATN), Aliso Viejo,

Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom home, ideally located in the highly desirable Vantis community—one of the most sought-after urban inspired neighborhoods in the area. This stylish residence features an open-concept Plan 4ABall layout with soaring high ceilings. The elegant plantation shutters throughout create a bright and inviting atmosphere. The show-stopping kitchen includes a massive sail-shaped island, custom cabinetry, and premium finishes, perfect for both everyday living and entertaining. A cozy fireplace anchors the main living space, while additional custom built-ins add both character and functionality throughout the home. All bedrooms offer generous space, with mirrored wardrobe doors, walk-in closets, and a Jack and Jill bathroom connecting the guest rooms. The third bedroom can easily function as a dedicated home office. Additional highlights include a side-by-side two-car garage with shelving, a private front patio. As a resident of the Vantis community, you'll enjoy access to resort-style amenities, including a luxurious swimming pool and a fully equipped fitness center, just steps from your front door—while behind you are sunrise views and walking trails to all the new Town Center attractions making this the perfect blend of upscale living and modern convenience.



Built in 2008

Essential Information

MLS® #	OC25113417
Price	\$1,090,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,978
Acres	1.08
Year Built	2008
Type	Residential
Sub-Type	Townhouse
Style	Contemporary, Colonial
Status	Closed
Listing Agent	Jeffrey Weisberger
Listing Office	Keller Williams Realty

Community Information

Address	45 Brownstone Way
Area	AV - Aliso Viejo
Subdivision	Latitudes North (LATN)
City	Aliso Viejo
County	Orange
Zip Code	92656

Amenities

Amenities	Call for Rules, Clubhouse, Dog Park, Fire Pit, Outdoor Cooking Area, Barbecue, Picnic Area, Pool, Sauna, Spa/Hot Tub, Billiard Room, Fitness Center, Maintenance Front Yard, Meeting Room, Pet Restrictions
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Underground Utilities
Parking Spaces	2
Parking	Door-Multi, Garage, Garage Door Opener, Garage Faces Rear, No Driveway
# of Garages	2
Garages	Door-Multi, Garage, Garage Door Opener, Garage Faces Rear, No Driveway
View	City Lights, Courtyard, Neighborhood, Pool, Trees/Woods
Has Pool	Yes
Pool	Community, Heated, In Ground, Association

Exterior

Exterior	Stucco, Brick, Concrete
Lot Description	Corner Lot
Windows	Double Pane Windows, Screens, Custom Covering(s), Plantation Shutters
Construction	Stucco, Brick, Concrete
Foundation	Slab

Interior

Interior	Carpet, Stone
Interior Features	Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, Multiple Staircases, Open Floorplan, Pantry, Recessed Lighting, All Bedrooms Up, Jack and Jill Bath, Walk-In Pantry, Walk-In Closet(s), High Ceilings, Unfurnished
Appliances	Built-In Range, Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Range Hood, Water Heater, Dryer, Washer
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air, Gas
Fireplace	Yes
Fireplaces	Living Room, Great Room
# of Stories	3
Stories	Three Or More

School Information

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

Additional Information

Date Listed	May 17th, 2025
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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