

\$4,950 - 8 Parisville, Aliso Viejo

MLS® #OC25116116

\$4,950

3 Bedroom, 3.00 Bathroom, 1,500 sqft

Residential Lease on 0 Acres

Promenade (PROM), Aliso Viejo,

Welcome to 8 Parisville! Situated on a corner lot & cul-de-sac location, this Promenade beauty offers comfort and convenience.

Well-appointed with 3 bedrooms, 3 full baths, inviting living room & spacious dining area. Overlooking the back yard is a great kitchen with white cabinets, stainless steel appliances, granite countertops, nice size pantry & refrigerator. First level bedroom has high ceiling with ceiling fan and offers versatility, owner used this as his office. Located on the upper level with a lot of privacy is the primary bedroom with custom walk-in closet, ceiling fan & privacy barn door to the bathroom.

Primary bath has dual sink vanity, tub/shower combination and upgraded fixtures. Second upper-level bedroom with ceiling fan also has its own private bath with tub/shower combination & updated fixtures. Full size laundry room with washer & dryer included and plenty of cabinet space is conveniently located at upper level as well. Garage was recently painted, new epoxy flooring just completed & new garage opener just installed.

Great storage cabinets for your use in the garage as well. Home was re-piped in 2020. Some additional amenities include: gorgeous tiled floor on the first level, rich wood flooring on staircase and full upper level, plantation shutters, custom window coverings, upgraded baseboards, recessed lighting, bidets in all bathrooms, custom paint & so much more. And you will love the wrap around yard with lush plants, custom cement work and great



privacy. Its low maintenance with plenty of room for private relaxation & entertaining family & friends. This charming home is beautifully maintained, light & bright, and ideally located within walking distance to award winning Don Juan Elementary and Middle School, local shops, movies, restaurants, and just minutes away from freeway, toll road & amazing OC beaches. Owner will consider small dog, no cats. Gardener is included in the lease!

Built in 1999

Essential Information

MLS® #	OC25116116
Price	\$4,950
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,500
Acres	0.09
Year Built	1999
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Nada Vuksic
Listing Office	Coldwell Banker Realty

Community Information

Address	8 Parisville
Area	AV - Aliso Viejo
Subdivision	Promenade (PROM)
City	Aliso Viejo
County	Orange
Zip Code	92656

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Association Dues, Gardener
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Parking Spaces	2
Parking	Door-Single, Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Door-Single, Driveway, Garage, Garage Door Opener
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre, Corners Marked, Cul-De-Sac, Landscaped
Windows	Plantation Shutters, Screens
Roof	Tile
Construction	Stucco

Interior

Interior	Tile, Wood
Interior Features	Built-in Features, Cathedral Ceiling(s), Eat-in Kitchen, Pantry, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Closet(s)
Appliances	Built-In Range, Disposal, Gas Water Heater, Microwave, Refrigerator, Water Heater, Dryer, Washer
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Don Juan Avila
Middle	Don Juan Avila
High	Aliso Niguel

Additional Information

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

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