

# **\$640,000 - 209 Cinnamon Teal, Aliso Viejo**

MLS® #OC25120913

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## **\$640,000**

2 Bedroom, 2.00 Bathroom, 975 sqft  
Residential on 0 Acres

Seagate Colony - Audubon (ASC), Aliso Viejo,

Welcome to 209 Cinnamon Teal in the highly desirable Seagate Colony of Aliso Viejo—located within the award-winning Laguna Beach Unified School District.

This beautifully maintained upper-level condo features a smart, open floor plan with two spacious en-suite bedrooms situated on opposite sides of the home for optimal privacy. The bright and airy living room is highlighted by soaring cathedral ceilings and seamlessly connects to the dining area, creating a perfect space for both relaxation and entertaining.

The kitchen is clean and inviting, while the large private patio offers a peaceful retreat surrounded by beautiful mature trees. Off the patio, you'll find a spacious laundry room with washer, dryer, and additional storage.

Upgrades include newer HVAC and water heater, dual-pane windows that bring in natural light while keeping the home quiet and energy-efficient, and a full PEX re-pipe for long-term reliability.

Parking is a breeze with an extended one-car garage and an additional assigned parking space conveniently located nearby, along with plenty of guest parking.

Seagate Colony offers resort-style amenities, including two large swimming pools, two relaxing spas, a newly renovated gym, and a



clubhouse—all set among lush landscaping and mature trees. The HOA covers water, trash, roof maintenance, and exterior pest control, with a full community repaint scheduled for this fall.

Centrally located just minutes from the 73 Toll Road, 5 and 405 freeways, and numerous shopping and dining centers. Outdoor enthusiasts will love being close to some of Orange County’s most scenic hiking and biking trails—and just a few miles from the world-renowned beaches of Laguna Beach.

Don’t miss this opportunity to own a stylish, low-maintenance home in one of Southern California’s safest and most sought-after communities!

Built in 1989

**Essential Information**

MLS® #	OC25120913
Price	\$640,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	975
Acres	0.05
Year Built	1989
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Josh Zollinger
Listing Office	HOMZ

**Community Information**

Address	209 Cinnamon Teal
Area	AV - Aliso Viejo
Subdivision	Seagate Colony - Audubon (ASC)

City	Aliso Viejo
County	Orange
Zip Code	92656

### **Amenities**

Amenities	Maintenance Grounds, Pool, Spa/Hot Tub, Insurance, Picnic Area
Parking Spaces	2
Parking	Carport
# of Garages	1
Garages	Carport
View	Neighborhood
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

### **Exterior**

Exterior Features	Rain Gutters
Roof	Spanish Tile

### **Interior**

Interior	Carpet
Interior Features	Quartz Counters, Primary Suite, Walk-In Closet(s), Eat-in Kitchen, Multiple Primary Suites
Appliances	Dishwasher, Microwave, Refrigerator, Gas Cooktop, Gas Oven, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Laguna Beach Unified
Elementary	Top Of The World
Middle	Thurston
High	Laguna Hills

### **Additional Information**

Date Listed	May 30th, 2025
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Days on Market 14

Short Sale N

RE / Bank Owned N

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