

# \$999,000 - 3 Tortosa, Aliso Viejo

MLS® #OC25153710

**\$999,000**

3 Bedroom, 3.00 Bathroom, 1,734 sqft

Residential on 0 Acres

Montelena (MTL), Aliso Viejo,

Welcome to 3 Tortosa, a rare end-unit townhome in a sought-after gated community of Aliso Viejo. Ideally located next to Aliso Niguel High School and steps from a private community park, this 3-bedroom, 3-bathroom home offers thoughtful upgrades and modern finishes throughout.

Enjoy the flexibility of a full bedroom and bathroom on the main floor, ideal for guests or multi-generational living. The home features luxury vinyl flooring, recessed lighting in every room, and a bright, open layout highlighted by a skylight and a spacious upstairs loft perfect for a home office or media room.

The renovated kitchen (2020) showcases modern flat-panel cabinets, quartz countertops, and a wall removed between the kitchen and dining area for enhanced flow. Additional upgrades include bathroom renovations (2020), interior paint (2020), whole house fan (2024), kitchen recessed lighting (2020), and a new refrigerator (2025).

Enjoy a private, low-maintenance backyard with polished and sealed concrete (2024) and a new patio gate (2021). The attached 2-car garage includes epoxy flooring (2019), built-in storage, and a 50-amp EV charger (2019). Other highlights include a dedicated laundry room, walk-in closet, automatic drip irrigation, and epoxy-covered water pipes for added durability. The home also received exterior



paint in 2024.

Located near top schools, shopping, parks, and trails, this turnkey property offers style, comfort, and convenience in one of Aliso Viejo's best neighborhoods. Don't miss this opportunity to own a highly upgraded home in a premium location!

Built in 1993

## Essential Information

MLS® #	OC25153710
Price	\$999,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,734
Acres	0.08
Year Built	1993
Type	Residential
Sub-Type	Townhouse
Style	Mediterranean
Status	Closed
Listing Agent	Alexander Yu
Listing Office	First Team Real Estate

## Community Information

Address	3 Tortosa
Area	AV - Aliso Viejo
Subdivision	Montelena (MTL)
City	Aliso Viejo
County	Orange
Zip Code	92656

## Amenities

Amenities	Dog Park, Picnic Area, Pool, Spa/Hot Tub, Trail(s)
Parking Spaces	2
Parking	Door-Multi, Garage, Guest, Garage Faces Rear

# of Garages	2
Garages	Door-Multi, Garage, Guest, Garage Faces Rear
View	None
Has Pool	Yes
Pool	Community, Association
Security	Gated Community

## Exterior

Lot Description	Corner Lot
Windows	Double Pane Windows
Roof	Spanish Tile
Foundation	Slab

## Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Cathedral Ceiling(s), Loft
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

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

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 30th, 2026 at 5:15pm PST.

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