

\$860,000 - 87 Matisse Circle # Ci42, Aliso Viejo

MLS® #OC25176949

\$860,000

2 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 11 Acres

Provence D'Aliso (PDA), Aliso Viejo,

Welcome to this beautifully updated two-story townhome in the gated community of Provence D'Aliso. Ideally located near the back of the neighborhood, this home offers breathtaking views of Aliso Valley and Saddleback Mountain—enjoy sunrises from your private patio or balcony.

Inside, the open floor plan features a bright foyer, spacious living room with fireplace, and dining area that flows into the stylish kitchen.

The kitchen now boasts new quartz countertops, a large porcelain sink, stainless-steel appliances, and updated venting. Recent upgrades also include:

New Spanish tile roof, new luxury vinyl plank flooring downstairs and new carpet upstairs, quartz double-sink vanity in the primary bath, updated garage with epoxy floors, newer door/opener, and laundry area, central air, mirrored closet doors, and recessed lighting.

The main floor includes a powder room and direct access to the two-car garage. Upstairs, you'll find a versatile loft (ideal for a home office or easily converted to a third bedroom), a spacious primary suite with vaulted ceilings and walk-in closet, plus a secondary bedroom with French doors to its own balcony.

Enjoy resort-style community amenities: pool, spa, ample pedestrian trails, and tennis courts. With walking access to award-winning Aliso Niguel High School, Hillview Park, and minutes to Aliso Viejo Town Center, this home combines convenience, comfort, and incredible views.



Move-in ready and newly pricedâ€”donâ€™t miss this opportunity!

Built in 1989

Essential Information

MLS® #	OC25176949
Price	\$860,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,400
Acres	10.99
Year Built	1989
Type	Residential
Sub-Type	Townhouse
Style	Mediterranean
Status	Closed
Listing Agent	Erik Kaiser
Listing Office	RE/MAX TerraSol

Community Information

Address	87 Matisse Circle # Ci42
Area	AV - Aliso Viejo
Subdivision	Provence D'Aliso (PDA)
City	Aliso Viejo
County	Orange
Zip Code	92656

Amenities

Amenities	Call for Rules, Clubhouse, Controlled Access, Fitness Center, Maintenance Grounds, Barbecue, Pool, Pet Restrictions, Pets Allowed, Spa/Hot Tub, Tennis Court(s), Other Courts
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Assigned, Garage Faces Front
# of Garages	2

Garages	Assigned, Garage Faces Front
View	Mountain(s), Valley
Has Pool	Yes
Pool	Association
Security	Security Gate

Exterior

Exterior	Frame, Stucco
Lot Description	Street Level
Roof	Spanish Tile
Construction	Frame, Stucco
Foundation	Slab

Interior

Interior	Carpet, Laminate
Interior Features	Balcony, Cathedral Ceiling(s), Recessed Lighting, Solid Surface Counters, All Bedrooms Up, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Disposal
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Gas Starter, Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
High	Aliso Viejo

Additional Information

Date Listed	August 6th, 2025
Days on Market	111
Short Sale	N
RE / Bank Owned	N

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