

# **\$1,275,000 - 33 Briarglenn, Aliso Viejo**

MLS® #OC25185284

**\$1,275,000**

4 Bedroom, 3.00 Bathroom, 2,109 sqft

Residential on 0 Acres

Glenwood Terrace (GT), Aliso Viejo,

Rare opportunity to own this Glenwood Terrace 4- Bedroom home with Loft and exceptional community amenities! Welcome to this 4 -bedroom, 3- bathroom home boasting 2109 sq ft of well-designed living space. With a versatile floor plan that includes a downstairs bedroom and full bathroom , this home offers flexibility and comfort for guests or multigenerational living. The bright and airy interior features formal living room and formal dining room, and a kitchen that opens to the cozy family room with wood burning fireplace. Electrical panel has been updated. HVAC has been updated. Enjoy modern touches , recessed lighting, ceiling fans, energy -efficient solar panels and newer windows both style and efficiency. Solar was part of the HERO program and will be paid off at close of escrow. The assessment on property taxes will be removed when HERO is paid off at close. Upstairs, you'll find three additional bedrooms, including a generous primary suite , along with two full bathrooms and a spacious loft used for an office, craft room, gym or kids play room. Solid foundation. Bring your creativity and vision to transform this property into a stunning residence. Located in a highly desirable community loaded with Resort Style amenities: lap pool, jacuzzi, kids' pool, clubhouse, gym, tennis courts, play area, BBQ area, and a beautifully maintained greenbelt. Conveniently close to top-rated schools, shopping, dining, toll roads, golf courses, and just a short drive to iconic Laguna Beach! Don't miss this



opportunity to own a home that blends comfort , and unbeatable location!!!

Built in 1989

## Essential Information

MLS® #	OC25185284
Price	\$1,275,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,109
Acres	0.10
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Brenda Heaps
Listing Office	RE/MAX Select One

## Community Information

Address	33 Briarglenn
Area	AV - Aliso Viejo
Subdivision	Glenwood Terrace (GT)
City	Aliso Viejo
County	Orange
Zip Code	92656

## Amenities

Amenities	Barbecue, Clubhouse, Fitness Center, Picnic Area, Playground, Pool, Spa/Hot Tub, Tennis Court(s), Trail(s)
Utilities	Cable Available, Cable Connected, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	2
Parking	Direct Access, Door-Multi, Driveway, Garage, Garage Door Opener, Garage Faces Front
# of Garages	2

Garages	Direct Access, Door-Multi, Driveway, Garage, Garage Door Opener, Garage Faces Front
View	Trees/Woods
Has Pool	Yes
Pool	In Ground, Association, Heated, Lap
Security	Smoke Detector(s)

## Exterior

Exterior	Stucco, Wood Siding
Lot Description	Back Yard, Close to Clubhouse, Front Yard, Garden, Near Park, Sprinklers In Front, Sprinklers In Rear, Yard
Windows	Double Pane Windows
Roof	Composition
Construction	Stucco, Wood Siding
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Bedroom on Main Level, Cathedral Ceiling(s), Open Floorplan, Recessed Lighting, Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Microwave, Free-Standing Range, Gas Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Wood Burning, Family Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Oakgrove
Middle	Aliso Viejo
High	Aliso Niguel

## Additional Information

Date Listed	August 16th, 2025
Days on Market	13
Short Sale	N
RE / Bank Owned	N

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