

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

MLS® #OC25185284

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## **\$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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