

\$670,000 - 23412 Pacific Park Drive # 5h, Aliso Viejo

MLS® #OC25199352

\$670,000

2 Bedroom, 2.00 Bathroom, 1,090 sqft
Residential on 0 Acres

Canyon Villas (CANV), Aliso Viejo,

HIGHLY SOUGHT AFTER MODEL WITH DIRECT ACCESS TO GARAGE! Prime end unit location on the perimeter of the community and surrounded by lush greenbelts. Spacious living and dining room with fireplace, kitchen with granite countertops, stainless steel appliances and large single tub stainless steel sink. Custom crown molding, spacious master suite with walk-in closet and master bathroom featuring a vanity with dual sinks, granite countertop and tub and shower with glass enclosure. Large second bedroom and full second bathroom featuring a vanity with granite countertop and walk-in shower with glass enclosure. The large patio deck is perfect for outdoor dining and entertainment or your morning coffee. In addition to the direct access garage, there is also one assigned parking space #595. Newer water heater as of early 2025, most light switches are smart switches and can be controlled with a smart home device, like Alexa or Google, upgraded electrical panel to support a 40 Amp outlet for an EV and community wide Repiping with PEX by the HOA already completed. Resort style and immaculately maintained recreation areas include 2 pools and spas, exercise center and clubhouse. Exceptional location with nearby award winning schools, Aliso Viejo Town center shops, restaurants and entertainment. Easy toll road (73) and beach access (via 133) and excellent proximity to hiking, biking and nature trails!



Built in 1990

Essential Information

MLS® #	OC25199352
Price	\$670,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,090
Acres	0.16
Year Built	1990
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Kamran Montazami
Listing Office	RE/MAX Premier Realty

Community Information

Address	23412 Pacific Park Drive # 5h
Area	AV - Aliso Viejo
Subdivision	Canyon Villas (CANV)
City	Aliso Viejo
County	Orange
Zip Code	92656

Amenities

Amenities	Clubhouse, Fitness Center, Trash, Maintenance Grounds, Pool, Spa/Hot Tub
Utilities	Cable Available, Electricity Connected, Sewer Connected, Water Connected, Natural Gas Connected, Phone Available
Parking Spaces	2
Parking	Direct Access, Door-Single, Garage, Garage Door Opener
# of Garages	1
Garages	Direct Access, Door-Single, Garage, Garage Door Opener
View	Trees/Woods, Park/Greenbelt
Has Pool	Yes
Pool	Association

Exterior

Exterior	Stucco
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Lot Description	Near Park
Construction	Stucco
Foundation	Slab

Interior

Interior Features	Separate/Formal Dining Room, All Bedrooms Up, Primary Suite, Walk-In Closet(s), Granite Counters, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Disposal, Microwave, Water Heater, Free-Standing Range, Gas Range
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	One

School Information

District	Capistrano Unified
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Additional Information

Date Listed	September 5th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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