

# **\$549,000 - 23412 Pacific Park # 32e, Aliso Viejo**

MLS® #OC25221662

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## **\$549,000**

1 Bedroom, 1.00 Bathroom, 762 sqft  
Residential on 762 Acres

Canyon Villas (CANV), Aliso Viejo,

Charming 1 bedroom/1 bath penthouse style condo on the top floor with oversized deck area in the sought after community of Canyon Villas within walking distance to the Aliso Viejo Town Center! This spacious floor plan offers a large family room with fireplace and vaulted ceilings, perfect sized kitchen with granite countertops, stainless steel appliances and large sink. Custom built-in desk and storage off the kitchen, primary bedroom with ceiling fan, mirrored walk-in closet and bathroom with large vanity and dressing area, tile countertops, dual sinks, tub/shower and lots of storage. One car (shared) garage is in back of the unit, plenty of guest parking spaces throughout the complex as well as side street parking. There is also a private laundry room for your washer and dryer in a closet on the deck. Resort style and immaculately maintained recreation areas include 2 pools and spas, exercise center and clubhouse.



Built in 1992

## **Essential Information**

MLS® #	OC25221662
Price	\$549,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	762
Acres	762.00

Year Built	1992
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Melinda Kent
Listing Office	Jason Mitchell Real Estate California, Inc.

### Community Information

Address	23412 Pacific Park # 32e
Area	AV - Aliso Viejo
Subdivision	Canyon Villas (CANV)
City	Aliso Viejo
County	Orange
Zip Code	92656

### Amenities

Amenities	Clubhouse, Fitness Center, Pet Restrictions, Pool, Spa/Hot Tub
Parking Spaces	1
Parking	Assigned, Door-Single, Garage, Guest, Paved
# of Garages	1
Garages	Assigned, Door-Single, Garage, Guest, Paved
View	Neighborhood
Has Pool	Yes
Pool	Association, Fenced, Heated, In Ground
Security	Carbon Monoxide Detector(s), Fire Detection System, Gated Community, Smoke Detector(s)

### Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Close to Clubhouse, Corner Lot
Windows	Custom Covering(s), Plantation Shutters, Screens
Roof	Composition

### Interior

Interior	Carpet, Laminate
Interior Features	Balcony, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Main Level Primary, Separate/Formal Dining Room, Unfurnished, Walk-In Closet(s)

Appliances	Dishwasher, Disposal, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Water Heater
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

### **School Information**

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

### **Additional Information**

Date Listed	September 19th, 2025
Days on Market	107
Short Sale	N
RE / Bank Owned	N

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