

\$1,100,000 - 3 Picket, Aliso Viejo

MLS® #OC25223699

\$1,100,000

3 Bedroom, 3.00 Bathroom, 1,509 sqft

Residential on 0 Acres

Twelve Picket Lane (TWPK), Aliso Viejo,

Charming Cape Cod-style freestanding home with no shared walls and no one above or below, located in the highly desirable Twelve Picket Lane community in the heart of Aliso Viejo. This detached residence is a rare find – this is the best-priced detached 3 bedroom home in Aliso Viejo. It has a new roof, has been repiped, and the outside has been recently painted. It combines the privacy of a single-family home with peace of mind and the convenience of community living.

The main level features a welcoming covered front porch and gate, a spacious open-concept layout with a living room, dining area, and direct access to a private patio—ideal for outdoor dining or relaxation. The highlight is the oversized, upgraded kitchen, new hardware, pantry, recessed lighting, stainless steel appliances, and thoughtful finishes. A powder room and direct access to the attached two-car garage with epoxy flooring and built-ins complete the first floor, while surround sound in the living room and a whole-house attic fan add comfort and function.

Upstairs, the secondary bedrooms share a Jack & Jill bathroom, while the primary suite offers a large walk-in closet and bath with dual vanities and custom built-ins. A convenient laundry area for a washer and dryer makes daily living a breeze. Access to a built-out attic for additional storage completes the second



floor.

Twelve Picket Lane is renowned for its warm and welcoming atmosphere, where neighbors gather and friendships flourish. Community amenities include an inviting pool and beautifully maintained common areas.

The location is unbeatable—just one mile from Aliso Viejo Town Center, with shops, restaurants, movie theaters, and community events at Grand Park. Outdoor enthusiasts will appreciate nearby hiking and biking trails, Aliso Viejo Country Club, and quick access to the cultural offerings of Soka University and the coastal charm of Laguna Beach. The home is also within walking distance to top-rated schools and offers easy access to the 73 Toll Road and 133.

Additional highlights include No Mello Roos, low HOA dues, and FHA/VA approval, and a 2.875% assumable loan to a qualified veteran—a rare opportunity to enjoy one of Aliso Viejo's most beloved neighborhoods.

Built in 1999

Essential Information

MLS® #	OC25223699
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,509
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Condominium
Style	Cape Cod

Status	Closed
Listing Agent	Nona Grayson
Listing Office	First Team Real Estate

Community Information

Address	3 Picket
Area	AV - Aliso Viejo
Subdivision	Twelve Picket Lane (TWPK)
City	Aliso Viejo
County	Orange
Zip Code	92656

Amenities

Amenities	Management, Maintenance Front Yard, Playground, Pool, Spa/Hot Tub, Dog Park, Meeting/Banquet/Party Room, Meeting Room, Other Courts, Picnic Area, Sport Court, Tennis Court(s), Trail(s)
Utilities	Cable Available, Electricity Available, Natural Gas Available, Sewer Connected, Water Connected, Phone Available
Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	Community, Association

Exterior

Exterior	Stucco
Construction	Stucco

Interior

Interior	Carpet, Laminate
Interior Features	Breakfast Bar, Built-in Features, Recessed Lighting, All Bedrooms Up, Jack and Jill Bath, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Water Heater, Microwave
Heating	Central
Cooling	Central Air, Attic Fan
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

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

Additional Information

Date Listed	September 26th, 2025
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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