

# \$895,000 - 17 Indigo PI, Aliso Viejo

MLS® #PW25121204

**\$895,000**

3 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0 Acres

Windflower (WFL), Aliso Viejo,

Welcome to this rare and desirable corner end-unit in the gated Windflower community of Aliso Viejo! This beautifully maintained 3-bedroom, 3-bathroom home offers the perfect blend of comfort, style, and versatility with a highly sought-after main floor bedroom and adjacent full bath, ideal for guests, a home office, or multigenerational living. Step inside to discover a light-filled open floor plan featuring soaring vaulted ceilings, expansive windows, and a spacious living room anchored by a cozy fireplace—perfect for both relaxing evenings and entertaining guests. The open-concept kitchen is equipped with generous counter space, abundant cabinetry, and seamless sightlines to the dining and living areas, making it a hub for everyday living and social gatherings. Upstairs, the private primary suite impresses with vaulted ceilings, dual mirrored closets, and an ensuite bathroom with dual vanities and a separate shower/toilet area. An additional upstairs bedroom also features vaulted ceilings, a large closet, and its own ensuite bath—offering comfort and privacy for all. Enjoy your own enclosed outdoor patio—ideal for morning coffee, alfresco dining, or just unwinding in the sunshine. Additional highlights include a two-car direct access garage, in-garage laundry with washer and dryer included, and upgraded PEX plumbing. Residents of Windflower enjoy resort-style amenities including a sparkling pool and spa, BBQ and picnic areas, a



playground, and lush greenbelts. All just moments from the Aliso Viejo Town Center, top-rated schools, dining, shopping, hiking/biking trails, beaches, and major freeways and toll roads. This is more than a homeâ€”itâ€™s a lifestyle. Donâ€™t miss this incredible opportunity!

Built in 1991

## Essential Information

MLS® #	PW25121204
Price	\$895,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,367
Acres	0.08
Year Built	1991
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Melissa Bragman
Listing Office	Compass

## Community Information

Address	17 Indigo Pl
Area	AV - Aliso Viejo
Subdivision	Windflower (WFL)
City	Aliso Viejo
County	Orange
Zip Code	92656

## Amenities

Amenities	Call for Rules, Controlled Access, Maintenance Grounds, Management, Barbecue, Pool, Spa/Hot Tub, Security, Playground
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2

Parking	Garage
# of Garages	2
Garages	Garage
View	Neighborhood, Park/Greenbelt
Has Pool	Yes
Pool	Community, Heated, Association
Security	Gated Community, Security Gate

## Exterior

Exterior	Stucco
Lot Description	Corner Lot, Landscaped, Lawn, Near Park
Construction	Stucco

## Interior

Interior	Carpet, Tile
Interior Features	Cathedral Ceiling(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Bedroom on Main Level, Primary Suite, In-Law Floorplan, Recessed Lighting, Tile Counters, Two Story Ceilings
Appliances	Dishwasher, Disposal, Gas Range, Refrigerator, Dryer, Washer, Gas Oven, Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air, See Remarks
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

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

## Additional Information

Date Listed	May 30th, 2025
Short Sale	N
RE / Bank Owned	N

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