

# \$680,000 - 45 Bramble Lane # 109, Aliso Viejo

MLS® #PW25159018

**\$680,000**

2 Bedroom, 1.00 Bathroom, 994 sqft

Residential on 6 Acres

Heather Ridge (HEA), Aliso Viejo,

Welcome to 45 Bramble Lane, a thoughtfully updated end-unit located in the highly desirable Heather Ridge community of Aliso Viejo. This charming home showcases modern upgrades throughout, including new flooring, a contemporary kitchen, and a beautifully remodeled bathroom. One of the few units in the complex to feature a private outdoor patio and lawn—ideal for relaxing or entertaining. A rare highlight is the attached 1-car garage with direct interior access, a feature seldom found in this neighborhood. Additional conveniences include in-unit laundry and central air conditioning. The HOA offers resort-style amenities, including a sparkling pool, spa, and newly resurfaced tennis courts. Located just minutes from the 73 Toll Road, local parks, shopping, dining, and top-rated schools, this home combines comfort, style, and a prime location



CRMLS

Built in 1983

## Essential Information

MLS® # PW25159018

Price \$680,000

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 994

Acres 5.78

Year Built 1983

Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Russell Morgan
Listing Office	HomeWay

## Community Information

Address	45 Bramble Lane # 109
Area	AV - Aliso Viejo
Subdivision	Heather Ridge (HEA)
City	Aliso Viejo
County	Orange
Zip Code	92656

## Amenities

Amenities	Pool, Spa/Hot Tub, Tennis Court(s)
Parking Spaces	1
# of Garages	1
View	Neighborhood
Has Pool	Yes
Pool	Association

## Interior

Interior Features	Walk-In Closet(s)
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
----------	--------------------

## Additional Information

Date Listed	July 14th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 12th, 2026 at 4:15pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT

guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.