

# \$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



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               |

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