

# \$1,375,000 - 25742 Appian Way, Mission Viejo

MLS® #PW25220395

## \$1,375,000

4 Bedroom, 2.00 Bathroom, 1,872 sqft  
Residential on 0 Acres

Aegean Hills Central (AH), Mission Viejo,

Welcome to 25742 Appian Way, a beautifully updated home tucked in the heart of Mission Viejo Central! This spacious residence blends comfort, style, and convenience with an inviting open layout perfect for both everyday living and entertaining. Natural light pours into the living spaces, highlighting the modern finishes, cozy fireplace, and seamless flow to the kitchen and dining areas. The bedrooms offer peaceful retreats, while the primary suite provides comfort and privacy. Step outside to your own backyard oasis—ideal for morning coffee, weekend barbecues, or unwinding under the California sun. Located in a highly sought-after community, you’ll enjoy Mission Viejo’s top-rated schools, nearby parks, shopping, dining, and access to Lake Mission Viejo with its beaches, boating, and summer concerts. This is more than just a house—it’s the lifestyle you’ve been waiting for!



Built in 1969

## Essential Information

MLS® #	PW25220395
Price	\$1,375,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,872
Acres	0.20

Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Brittany Morris-scott
Listing Office	Real Broker

### **Community Information**

Address	25742 Appian Way
Area	MC - Mission Viejo Central
Subdivision	Aegean Hills Central (AH)
City	Mission Viejo
County	Orange
Zip Code	92691

### **Amenities**

Utilities	Sewer Connected, Water Connected, Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking Spaces	6
Parking	Direct Access, Garage, Garage Faces Front
# of Garages	2
Garages	Direct Access, Garage, Garage Faces Front
View	Mountain(s), Neighborhood
Has Pool	Yes
Pool	Above Ground, Private
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

### **Exterior**

Exterior	Stucco
Lot Description	Front Yard, Garden, Ranch
Windows	Double Pane Windows
Roof	Shingle
Construction	Stucco
Foundation	Slab

### **Interior**

Interior	Laminate
Interior Features	Recessed Lighting, Bedroom on Main Level, All Bedrooms Down, High

	Ceilings, Quartz Counters, Separate/Formal Dining Room, Storage
Appliances	Refrigerator, Water Heater, Built-In Range, Dishwasher, Electric Range, Gas Range, Microwave, SixBurnerStove
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Dining Room
# of Stories	1
Stories	One

### **School Information**

District	Saddleback Valley Unified
Elementary	Del Cerro
Middle	La Paz
High	Mission Viejo

### **Additional Information**

Date Listed	September 8th, 2025
Days on Market	15
Short Sale	N
RE / Bank Owned	N

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