

\$1,625,000 - 17 Merlin Avenue, Aliso Viejo

MLS® #OC23048950

\$1,625,000

5 Bedroom, 3.00 Bathroom, 2,312 sqft
Residential on 0 Acres

Skyline - Audubon (ASL), Aliso Viejo,

SPECTACULAR LOCATION WITH BREATHTAKING VIEWS WITH DRAMATIC SUNSETS, AWESOME YARD AND UPGRADES THROUGHOUT! Stunning property and a highly sought after single loaded location, 10+ curb appeal with professional hardscaping/landscaping and impressive entry with tall double doors leading to the large foyer unveiling the open and airy floor plan with large living and dining room, two-story ceilings and custom French doors leading to the inviting backyard with spectacular views! Large kitchen with island, stone countertops with designer backsplash, upgraded cabinets with glass fronts and added lighting, stainless steel appliances and crown molding. Large family room with designer accented fireplace, opens to the kitchen and walk out access to the amazing yard with lots of space for outdoor entertainment, custom deck and patio cover, professional hardscaping/landscaping including dramatic landscape lighting and amazing views! Designer flooring and baseboards throughout, upgraded recessed LED and lighting fixtures, custom crown molding, custom plantation shutters, repiped with PEX, upgraded HVAC and so much more! Desirable floor plan with bedroom and bathroom with shower at main level, large 2nd story landing with ample linen cabinets and four additional bedrooms including the large master suite with vaulted ceilings featuring a large deck with panoramic views of mountains, city lights and dramatic



sunsets, spacious master bathroom with separate tub and shower with frameless glass enclosure, large vanity with dual sinks, stone countertop, upgraded fixtures and large walk-in closet with organizers. This is a must see property and great opportunity to acquire the best of everything in location, floor plan, view and upgrades throughout! All this plus the highly sought after Laguna Audubon location with easy toll road (73) and beach access (via 133), highly sought after schools, excellent proximity to Aliso Viejo Town Center with shops, restaurants and entertainment and nearby hiking, biking and nature trails!

Built in 1994

Additional Information

City	Aliso Viejo
County	Orange
Zip	92656
MLS® #	OC23048950
Bedrooms	5
Bathrooms	3
Square Ft	2,312
Lot Size	0.10
Neighborhood	Skyline - Audubon (ASL)
Levels	Two
Garages	3
School District	Capistrano Unified
HOA Dues	\$66
HOA Dues Freq.	Monthly

Listing Details

Listing Agent	Kamran Montazami
Provided By:	Re/Max Premier Realty

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