

\$749,998 - 46 Promontory, Aliso Viejo

MLS® #OC23080338

\$749,998

2 Bedroom, 3.00 Bathroom, 1,305 sqft
Residential on 0 Acres

Calabria (CLB), Aliso Viejo,

Beautiful 2 bedroom, 2.5 bathroom, 2-story townhouse in the highly desirable Calabria community in Aliso Viejo. Enjoy plantation shutters, gorgeous laminate wood flooring, a gourmet kitchen with elegant tile backsplash, quartz countertops, Moen faucet, stainless steel appliances, ceiling fans, and lots of natural light. The open living area offers a fireplace with natural stone, marble, and glass accents. Upstairs, the spacious master bedroom features vaulted ceilings, a generous walk-in closet with added shelving and newer metal rods, and an ensuite master bathroom with dual vanity and Moen faucets. Plush, quality carpet flows from the stairs throughout the bedrooms. The private outdoor patio is perfect for al fresco dining and a charming garden. The attached, direct access garage features epoxy flooring and storage racks. Additional property highlights include a full-size laundry room, pendant lighting, stylish chandeliers, recessed lighting, and a newer hot water heater. The Calabria community of Aliso Viejo offers resort-style pool and spa amenities and is surrounded by parks and hiking trails. Ideally located near The Toll Roads, area schools, Aliso Viejo Towne Center dining, entertainment, grocery markets, and shops. Minutes from area luxury resorts and beaches. Low tax base and NO Mello Roos.

Built in 1996



Additional Information

City	Aliso Viejo
County	Orange
Zip	92656
MLS® #	OC23080338
Bedrooms	2
Bathrooms	3
Square Ft	1,305
Lot Size	0.08
Neighborhood	Calabria (CLB)
Levels	Two
Garages	1
School District	Capistrano Unified
HOA Dues	\$341
HOA Dues Freq.	Monthly

Listing Details

Listing Agent	Susan Irby
Provided By:	Active Realty

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