

\$1,275,000 - 8 Golden Eagle Court, Aliso Viejo

MLS® #OC23120677

\$1,275,000

4 Bedroom, 3.00 Bathroom, 1,914 sqft
Residential on 0 Acres

Westridge - Audubon (AWT), Aliso Viejo,

**HUGE YARD, SPECTACULAR CUL-DE-SAC
LOCATION WITH VIEW, SPACIOUS FLOOR
PLAN AND AWESOME UPGRADES**

THROUGHOUT! This amazing property offers a 10+ curb appeal and perfectly situated on a highly sought after cul-de-sac location in Laguna Audubon and a spacious floor plan with 4 bedrooms, 2.5 bathrooms, large living and dining room with two story ceilings, family room with fireplace and a stunning kitchen which has been completely remodeled with custom cabinets, granite countertops with designer backsplash, stainless steel appliances including exposed hood and built-in refrigerator, illuminated countertops, breakfast bar and breakfast nook area with sliding doors leading to the large and inviting backyard. Main floor also features a full size inside laundry room, powder room and direct access to the two car attached garage with Tesla home connector and water softener. Second story features a spacious master suite with vaulted ceilings overlooking the large yard with awesome views and a stunning master bathroom which has been totally remodeled with a large walk-in shower, frameless glass enclosure, separate tub, designer stone surround, large vanity with custom cabinets, dual sinks, upgraded fixtures and walk-in closet. Large 2nd, 3rd and 4th bedrooms plus a large full bathroom at upstairs hall complete the second story. Upgraded dual glazed windows, upgraded heating and air conditioning, paid off 9.4 KW Solar system



with transferable warranty, Sense power monitoring system, sub panel attached to 50 Amp outlet for use with external generator, Navien Tankless water heater, Nest keypad entry, Ring alarm system, five exterior cameras, Rachio Smart sprinkler system, artificial turf at front and rear yards, Moen Smart water shut-off valve, designer flooring, baseboards, added/upgraded lighting fixtures, window coverings and Smart electrical switches. Huge yard with views and spectacular sunsets, large patio area, built-in BBQ island, planters with herb and vegetable garden and large side yard. Highly sought after Laguna Audubon location with easy toll road (73), beach and freeway 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® #	OC23120677
Bedrooms	4
Bathrooms	3
Square Ft	1,914
Lot Size	0.13
Neighborhood	Westridge - Audubon (AWT)
Levels	Two
Garages	2
School District	Capistrano Unified
HOA Dues	\$61
HOA Dues Freq.	Monthly

Listing Details

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

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