

\$1,399,000 - 1 Kara Court, Aliso Viejo

MLS® #OC24056787

\$1,399,000

3 Bedroom, 3.00 Bathroom, 1,933 sqft
Residential on 0 Acres

Promenade (PROM), Aliso Viejo,

Back on the market. This Beautiful 3 bdrm, 2.5 bath + Bonus Rm, (convert into a 4th bdrm) is located in one of Aliso Viejo's most sought after neighborhoods (Promenade II). It sits on an dead end street in a cul-de-sac with ample street parking. Access the keyless entry at the front door, and enter into the Formal Living room with a warm and inviting Tiled fireplace, lots of windows creating a light and bright space for any purpose. The living room space can easily be converted into an Office, a 5th bedroom, a cozy library with reading space, the ideas are unlimited. The entire downstairs is equipped with a honey colored Wood flooring, Stainless Steel Appliances, Corian countertops and pull-out drawers in the pantry & kitchen cabinets. There are 2 French doors with built-in rectangular blinds located in the Dining area and Family room for pure privacy. These doors give you direct access to the side patio and the backyard/Patio where the garden, fruit trees, herbs & roses are quite the view. A 1/2 bath is conveniently located downstairs for guest. Upstairs you'll find 3 full bedrooms + the bonus room. The Master Bdrm & Fully Upgraded Bathroom is equipped with a soaking tub, walk-in closet and Dual Vanities. The 2 full bedrooms adjacent to the Bonus room down the hall can be converted into a 4th bedroom, entertainment room a library the choices are endless. Those 2 rooms share a full upgraded bathroom of their own with dual vanities. The property has low cost HOA's, 1st



is \$27 monthly, 2nd is \$48 quarterly and No Mello Roos. The community is in strolling distance to Schools, Parks, the City Town Center, Shopping, Great Restaurants, 21 Theater's and less than 10 mins to the California Coast Line and Laguna Beach. It's takes only a few minutes to access the 73 Toll road and approximately 15 mins to the 5 fwy. The Golf Course designed by Jack Nicklaus has a 71.9 USGA rating and is within a 5min drive from the home. For a fee, the City of Aliso offers an Aquatic Center and a Club House for parties, weddings, etc. WASHER, DRYER & FRIG INCLUDED in the Sale but NOT WARRANTED.

Built in 2001

Additional Information

City	Aliso Viejo
County	Orange
Zip	92656
MLS® #	OC24056787
Bedrooms	3
Bathrooms	3
Square Ft	1,933
Lot Size	0.09
Neighborhood	Promenade (PROM)
Levels	Two
Garages	2
School District	Capistrano Unified
HOA Dues	\$27
HOA Dues Freq.	Monthly

Listing Details

Listing Agent	Vanette Boswell
Provided By:	HomeSmart, Evergreen Realty

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