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**61 Plateau**



**Active • Single Family Residence**

**\$899,000**

**10 days on the market • Listed On 02/25/2019**

**4 beds, 3 baths • 1,933 sqft • 3,809 sqft lot • \$465.08/sqft • Built in 1999**

61 Plateau is an immaculate move in ready, single family home located in the sought after community of the Promenade, the heart of Aliso Viejo. Tastefully upgraded, this classy and chic turnkey home is the one you have been endlessly looking for in the current low inventory market. Lovely home right across the street from the town center which has a movie theater, shopping, dining and a hub for all yo... [More](#)

Aliso Viejo • [Map](#)

ML# PW19041755

**15 Plateau**



**Active Under Contract • Single Family Residence**

**\$824,900**

**64 days on the market • Listed On 01/01/2019**

**4 beds, 3 baths • 1,830 sqft • 3,973 sqft lot • \$450.77/sqft • Built in 1999**

Don't miss out on this beautifully upgraded home on a quiet cul-de-sac in a well-established neighborhood! The first level features beautiful engineered wood floors, a fabulous custom built-in entertainment center, a cozy, double-sided fireplace w/stone hearth & mantle and an amazing gourmet kitchen that has been tastefully remodeled to include quartz counters, stainless steel appliances and a large, c... [More](#)

Aliso Viejo • [Map](#)

ML# OC19000173

**66 Plateau**



**Pending • Single Family Residence**

**\$835,000**

**21 days on the market • Listed On 02/13/2019**

**4 beds, 3 baths • 1,933 sqft • 3,497 sqft lot • \$431.97/sqft • Built in 1998**

Beautiful home on Cul-De-Sac with city lights and hills views. The open floor plan concept is tied together with Imported tile floors through out the first level and gives this home a nice stylish look. Granite counters in the kitchen w/breakfast bar that overlooks the large family room. A separate dining area and living room with marble fireplace gives you all the space needed to entertain. Just M... [More](#)

Aliso Viejo • [Map](#)

ML# PW19034324

**53 Plateau**



**Closed • Single Family Residence**

List / Sold:

**\$734,900 / \$725,000 ↓**

**41 days on the market • Sold On 10/18/2018**

**3 beds, 3 baths • 1,439 sqft • 3,470 sqft lot • \$503.82/sqft • Built in 1998**

Welcome to the community of Promenade. You will love this 3 Bedroom home with a very functional floor plan which includes two bedrooms upstairs and one bedroom downstairs. Downstairs bedroom is perfect for an office or overnight guests. Large master bedroom upstairs with dual vanities and large walk in closet with organizers. Secondary bedroom complete with full bathroom with tub and shower. Many great... [More](#)

Aliso Viejo • [Map](#)

ML# OC18193455

## Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
<b>Total Listings:</b>	4	<b>Maximum:</b>	4/3.00	1,933	3,973	\$899,000	\$725,000	\$503.82
<b>Total on Market:</b>	1	<b>Minimum:</b>	3/3.00	1,439	3,470	\$734,900	\$725,000	\$431.97
<b>Sold/Exp Ratio:</b>	0.00	<b>Average:</b>	4/3.00	1,784	3,687	\$823,450	\$725,000	\$462.91
		<b>Median:</b>	4/3.00	1,882	3,653	\$829,950	\$725,000	\$457.92

<b>Active</b>											
Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
61 Plateau	AV	1999	STD	02/25/2019	4	3	10/10	1,933	3,809	\$465.08	\$899,000
				<b>Maximum:</b>	4/	3.00	10	1,933	3,809	\$465.08	\$899,000
				<b>Minimum:</b>	4	3.00	10	1,933	3,809	\$465.08	\$899,000
				<b>Average:</b>	4	3.00	10	1,933	3,809	\$465.08	\$899,000
				<b>Median:</b>	4	3.00	10	1,933	3,809	\$465.08	\$899,000

<b>Active Under Contract</b>											
Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
15 Plateau	AV	1999	STD	02/25/2019	4	3	64/64	1,830	3,973	\$450.77	\$824,900
				<b>Maximum:</b>	4/	3.00	64	1,830	3,973	\$450.77	\$824,900
				<b>Minimum:</b>	4	3.00	64	1,830	3,973	\$450.77	\$824,900
				<b>Average:</b>	4	3.00	64	1,830	3,973	\$450.77	\$824,900
				<b>Median:</b>	4	3.00	64	1,830	3,973	\$450.77	\$824,900

<b>Pending</b>											
Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
66 Plateau	AV	1998	STD	03/06/2019	4	3	21/21	1,933	3,497	\$431.97	\$835,000
				<b>Maximum:</b>	4/	3.00	21	1,933	3,497	\$431.97	\$835,000
				<b>Minimum:</b>	4	3.00	21	1,933	3,497	\$431.97	\$835,000
				<b>Average:</b>	4	3.00	21	1,933	3,497	\$431.97	\$835,000
				<b>Median:</b>	4	3.00	21	1,933	3,497	\$431.97	\$835,000

<b>Closed</b>											
Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
53 Plateau	AV	1998	STD	10/18/2018	3	3	41/41	1,439	3,470	\$503.82	\$725,000
				<b>Maximum:</b>	3	3.00	41	1,439	3,470	\$503.82	\$725,000
				<b>Minimum:</b>	3	3.00	41	1,439	3,470	\$503.82	\$725,000
				<b>Average:</b>	3	3.00	41	1,439	3,470	\$503.82	\$725,000
				<b>Median:</b>	3	3.00	41	1,439	3,470	\$503.82	\$725,000

### Criteria:

Property Type is 'Residential'  
 Standard Status is one of 'Active', 'Act Under Contract',  
 'Pending'  
 Standard Status is 'Closed'  
 Contract Status Change Date is 03/07/2019 to 09/08/2018  
 County Or Parish is 'Orange'  
 City is 'Aliso Viejo'  
 MLS Area Major is 'AV - Aliso Viejo'  
 Subdivision Name is 'Promenade (PROM)'