

Additional Notes

75 Rue du Chateau, Aliso Viejo

Location. This home is located in the heart of the crisp, bright, clean new city of Aliso Viejo with easy access to multiple grocery stores, Costco, Walmart, and the So. Cal. shopping/dining extravaganza at the Irvine Spectrum. The city organizes a lot of community events at the upscale Town Center, including summer concerts and year-round holiday-themed events.

Schools. We enjoy all top flight schools in our area. Our family had an extremely positive experience at Aliso Niguel High School, an award-winning school that receives a 10/10 rating on GreatSchools.org. The school offers a multitude of classes - everything from AP classes to career exploration classes like sports medicine - and employs the latest technology tools to help kids learn. The school offers very nice facilities for all activities - sports, theater, and classrooms.

Neighborhood and Community. This is an extremely quiet, family- and pet-friendly neighborhood, with no road noise or through traffic to make for a safer environment. We enjoy easy access to the beautiful Aliso Viejo pool and recreation center. All of our direct neighbors have been very friendly to us and are pleasant to our dog and teenagers. There are lots of good walking routes right out of the neighborhood.

Amenities. The home is just 17 minutes from the beautiful beaches of So. Cal, with other local amenities including multiple golf courses, theme parks, shopping, and dining. Favorite beaches include Salt Creek Beach and Aliso Creek Beach. It is also a very easy drive to the artistic community of Laguna Beach and the nightlife of the Dana Point Harbor. Local restaurants we can recommend include:

- Tony Pepperoni's - easy pizza night
- Peppino's - excellent Italian food
- Thai Bite - great Thai food
- Opah - for that special night out
- Plus several restaurants at the Spectrum, in Laguna Beach, and in the Dana Point Harbor - just ask us

The Home. There are several things to enjoy about this home. The layout is a very family-friendly and efficient use of space. As a family of four, we've always felt we had plenty of room. The backyard is low maintenance offers a hillside view with privacy for your outdoor events. The home is set back off the street, enhancing the sense of privacy. We enjoy using the fourth bedroom as a media room, one in which where we can keep our family games in the closet, enjoy the big screen, and close the door to video game noise. The master bedroom has ample room for multiple dressers or accent furniture. The upstairs laundry area is extremely convenient.

Upgrades: A lot of the upgrades to the home are the infrastructure type of amenities. These are things that may not be obvious in the photos, but that definitely enhance the everyday life experience in the home. There are beautiful, pristine hardwood floors throughout, lined with upscale, custom molding. The garage offers a coated floor and painted walls with overhead and wall storage - roomy for two cars but with nice enough finishing to perhaps even use it for working out or other activities. The AC system is excellent and extremely efficient, keeping the power bills at about 50% than we paid previously at a similar house. The heating system is also newer, and doesn't require filter changes. The family room is wired for surround sound and all of the interior doors are newer. Throughout the house, all of the appliances are significantly upscale - Electrolux in the kitchen and top-of-the-line Samsung laundry appliances. A pet door is included in the garage door for extra convenience. Above all, all of the upstairs closets include upscale systems that keep everything beautifully organized.