

\$400,000 - 2222 Via Puerta # A, Laguna Woods

MLS® #BB25011334

\$400,000

2 Bedroom, 2.00 Bathroom, 1,117 sqft

Residential on 8 Acres

Laguna Woods Village, Laguna Woods,

Welcome to Laguna Woods Village, Southern California's premier private 55+ community. This delightful 2-bedroom, 2-bathroom, single-story end unit features the highly sought-after Cordoba floorplan with no neighbors above or below. While the home is a cosmetic fixer (a true diamond in the rough), it offers the perfect opportunity to customize and make it your own.



CRMLS

Nestled within Laguna Woods Village, this vibrant and resort-style community provides unparalleled amenities and activities.

Residents enjoy access to 7 clubhouses, 5 swimming pools, 2 private golf courses (a 27-hole championship course and a 9-hole executive course), 10 tennis courts, pickleball courts, lawn bowling greens, and so much more.

Additional highlights include craft and hobby workshops, garden centers, game and billiard rooms, 3 fitness centers, an equestrian center, and a performing arts theater. With over 250 social clubs and activities, there's truly something for everyone in this recreationally focused community.

Conveniently located near freeways, shopping centers, restaurants, outstanding medical facilities, and just minutes from the stunning shores of Laguna Beach, this beautifully landscaped and guard-gated community provides 24/7 security for peace of mind.

Discover the lifestyle you've been dreaming of in Laguna Woods Village. With endless opportunities for entertainment, relaxation, and adventure, this home is your chance to experience it all. Don't miss out on this incredible opportunity to create your perfect retreat!

Built in 1969

Essential Information

| | |
|----------------|----------------------|
| MLS® # | BB25011334 |
| Price | \$400,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Square Footage | 1,117 |
| Acres | 7.59 |
| Year Built | 1969 |
| Type | Residential |
| Sub-Type | Condominium |
| Style | Traditional |
| Status | Closed |
| Listing Agent | Patricia Kluewer |
| Listing Office | JohnHart Real Estate |

Community Information

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|-------------|----------------------|
| Address | 2222 Via Puerta # A |
| Area | LW - Laguna Woods |
| Subdivision | Laguna Woods Village |
| City | Laguna Woods |
| County | Orange |
| Zip Code | 92637 |

Amenities

| | |
|-----------|--|
| Amenities | Clubhouse, Controlled Access, Fitness Center, Maintenance Grounds, Barbecue, Pool, Pet Restrictions, Guard, Billiard Room, Bocce Court, Game Room, Golf Course, Insurance, Meeting/Banquet/Party Room, Meeting Room, Outdoor Cooking Area, Paddle Tennis, Pets Allowed, Pickleball, Recreation |
|-----------|--|

| | |
|----------------|---|
| | Room, RV Parking |
| Utilities | Cable Available, Electricity Available, Phone Available, Water Available |
| Parking Spaces | 1 |
| Parking | Assigned, Carport, One Space, Asphalt, Paved, RV Access/Parking |
| Garages | Assigned, Carport, One Space, Asphalt, Paved, RV Access/Parking |
| View | Park/Greenbelt, Neighborhood, Trees/Woods |
| Has Pool | Yes |
| Pool | Community, In Ground, Association, Lap |
| Security | Gated Community, Gated with Attendant, Gated with Guard, Key Card Entry, 24 Hour Security |

Interior

| | |
|-------------------|---|
| Interior | Carpet, Vinyl |
| Interior Features | Separate/Formal Dining Room, All Bedrooms Down, Storage, Tile Counters, Unfurnished |
| Appliances | Dishwasher, Electric Oven, Disposal, Refrigerator, Electric Cooktop |
| Heating | Electric, Wall Furnace |
| Cooling | Wall/Window Unit(s) |
| Fireplaces | None |
| # of Stories | 1 |
| Stories | One |

School Information

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|----------|----------------|
| District | Orange Unified |
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Additional Information

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|-----------------|-------------------|
| Date Listed | January 7th, 2025 |
| Days on Market | 7 |
| Short Sale | N |
| RE / Bank Owned | N |

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