

# **\$3,800 - 15 Fleurance Street, Laguna Niguel**

MLS® #LG25077510

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**\$3,800**

2 Bedroom, 3.00 Bathroom, 1,282 sqft

Residential Lease on 0 Acres

Encore (MHE), Laguna Niguel,

This lovely townhome with gorgeous canyon views from all the main rooms, both bedrooms, the patio and the primary suite balcony, is situated at the highest elevation in the exclusive Marina Hills community. Morning sun and afternoon shade make for full enjoyment of the tranquil view while dining al fresco on the patio. With 2 upstairs bedroom suites and a downstairs powder room, this home has an ideal floor plan. The two bedrooms and upstairs hall have beautiful wood laminate floors and vaulted ceilings. The new A/C system ensures year-round comfort. The 2 car garage has a newly-finished (polyaspartic / epoxy) floor! Enjoy the quiet location with no one above or below. The proximity to the coast (just a 10 minute drive to the Dana Point Harbor; 15 minutes to Laguna Beach) provides wonderful opportunities for coastal entertainment and dining, as well as cooling ocean breezes. The home is just a short walk to the Encore pool as well as a small park at the end of the street. The Marina Hills amenities include 2 association pools (one Olympic size with swim lanes and dedicated hours for adults), basket ball, Bocce Ball and PICKLE BALL courts and lighted tennis courts. The beautiful Marina Hills clubhouse is also available for parties and special events. Water utility is included in the rent (paid by landlord). Once you live here, you will never want to leave!

Built in 1994



## Essential Information

MLS® #	LG25077510
Price	\$3,800
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,282
Acres	0.00
Year Built	1994
Type	Residential Lease
Sub-Type	Condominium
Style	Mediterranean, Traditional
Status	Closed
Listing Agent	Judith Field
Listing Office	Berkshire Hathaway HomeServices California Properties

## Community Information

Address	15 Fleurance Street
Area	LNSLT - Salt Creek
Subdivision	Encore (MHE)
City	Laguna Niguel
County	Orange
Zip Code	92677

## Amenities

Amenities	Clubhouse, Barbecue, Pool, Spa/Hot Tub, Tennis Court(s)
Utilities	Cable Available, Sewer Connected, Association Dues, Gardener, Pool, Water
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Canyon, Hills, Panoramic, Trees/Woods
Has Pool	Yes
Pool	Association

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters, Awning(s)

Lot Description	Back Yard, Landscaped, Street Level, Yard
Windows	Shutters
Roof	Concrete, Tile
Construction	Stucco

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Cathedral Ceiling(s), Recessed Lighting, All Bedrooms Up, Primary Suite, Multiple Primary Suites, Solid Surface Counters, Tile Counters
Appliances	Dishwasher, Disposal, Microwave, Refrigerator
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Geo White

## Additional Information

Date Listed	April 7th, 2025
Days on Market	21
Short Sale	N
RE / Bank Owned	N

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