

# **\$550,000 - 327 Avenida Carmel # B, Laguna Woods**

MLS® #OC24205019

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## **\$550,000**

2 Bedroom, 2.00 Bathroom, 1,300 sqft  
Residential on 0 Acres

Leisure World (LW), Laguna Woods,

Beautifully Designed Converted Seville - 1300 Sq. Ft. with 2 primary suites, one upstairs & one downstairs for maximum privacy. Prime location close to Gates 1 and 3 - set back off the street with a great southeast orientation. Walk right in and immediately notice the smooth cathedral ceilings, large vaulted dual pane windows, laminate floors, brand new ductless, zoned mini splits for energy efficient climate control, ceiling fans, fresh paint and beautiful staircase that provides a classically elegant touch to the home. Spacious living room features access to the front patio and slightly lowered wall to enjoy the view! Remodeled Kitchen with Corian countertops, updated cabinets, recessed lighting, stainless refrigerator, tiled floors and large window over the kitchen sink. Added pantry space plus extra storage closet under the stairs. Dining area area features beadboard wainscoting wall trim to define the space and tie into the kitchen cabinet design. Lower level primary suite includes an oversized window, stack washer/dryer in the closet and huge remodeled bath with tiled shower, updated vanity and walk-in closet. The upstairs retreat enjoys a bright loft area and private 2nd primary bedroom, Juliet balcony, ceiling fan, large bathroom including tiled, seated shower and huge walk-in closet. You'll love this updated spacious, bright townhome and all the storage space!! Laguna Woods Village residents enjoy a 27-hole championship golf course, a 9-hole executive par 3 course,



pickleball and tennis courts, lawn bowling, gyms, clubhouses, swimming pools, horse stables, gardening centers, artist studios, computer workrooms and classes + over 200 clubs and organizations! ENJOY THE VIRTUAL WALK-THRU TOUR - CLICK ON THE WHITE CIRCLES TO WALK THROUGH, 360 ICON TO WALK OUTSIDE TO VIEW FRONT AND BACK YARD COMMON SPACES AND WALKING PERSON ICON TO COME BACK INSIDE!

Built in 1965

### Essential Information

MLS® #	OC24205019
Price	\$550,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,300
Acres	0.00
Year Built	1965
Type	Residential
Sub-Type	Stock Cooperative
Status	Closed
Listing Agent	Donna Empfield
Listing Office	Laguna Premier Realty Inc.

### Community Information

Address	327 Avenida Carmel # B
Area	LW - Laguna Woods
Subdivision	Leisure World (LW)
City	Laguna Woods
County	Orange
Zip Code	92637

### Amenities

Amenities	Clubhouse, Fitness Center, Pool, Billiard Room, Bocce Court, Controlled Access, Dog Park, Game Room, Golf Course, Horse Trails, Hot Water, Maintenance Front Yard, Maintenance Grounds, Management,
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	Meeting/Banquet/Party Room, Meeting Room, Other Courts, Paddle Tennis, Pets Allowed, Pickleball, Sport Court
Utilities	Electricity Connected, Sewer Connected, Underground Utilities, Water Connected, Cable Connected, Natural Gas Not Available
Parking Spaces	1
Parking	Assigned, Covered, Detached Carport, Guest
Garages	Assigned, Covered, Detached Carport, Guest
View	Neighborhood, Park/Greenbelt, Trees/Woods
Has Pool	Yes
Pool	Association
Security	Smoke Detector(s), Gated Community, Gated with Attendant, Gated with Guard, Security Gate, 24 Hour Security

## Exterior

Windows	Blinds, Screens, Double Pane Windows
Roof	Common Roof

## Interior

Interior	Laminate, Tile
Interior Features	Ceiling Fan(s), Recessed Lighting, Loft, Primary Suite, Balcony, Cathedral Ceiling(s), High Ceilings, Main Level Primary, Multiple Primary Suites, Solid Surface Counters, Unfurnished, Walk-In Closet(s), Walk-In Pantry
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer, Electric Range, Electric Water Heater, Water To Refrigerator
Heating	Central, Ductless, Electric, Heat Pump, High Efficiency, Humidity Control, See Remarks
Cooling	Central Air, Ductless, Electric, Heat Pump, High Efficiency, Humidity Control, Zoned
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Saddleback Valley Unified
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## Additional Information

Date Listed	October 1st, 2024
Days on Market	79
Short Sale	N
RE / Bank Owned	N

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