

# **\$350,000 - 44 Calle Aragon # C, Laguna Woods**

MLS® #OC24239649

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## **\$350,000**

2 Bedroom, 1.00 Bathroom, 940 sqft  
Residential on 0 Acres

Leisure World (LW), Laguna Woods,

This charming cottage style 'Barcelona' home offers ONE STORY LIVING with NO ONE ABOVE and NO STAIRS. CLOSE TO PARKING & CARPORT. Wonderful area near Clubhouse 1. Enter through double doors to freshly painted unit with new carpeting. Spacious Living & Dining Room with sliding door to Atrium. The Kitchen has opportunity for Mutual replacement of Refrigerator and Oven. Cooktop can be replaced with prorated fee. Primary Bedrom will be getting a new double pane window provided by Mutual. Cute guest room with desk area & shelving adjacent to sunny atrium. Large bathroom with 2 vanities & tubular skylight. HOA fee includes basic cable, water and trash. Enjoy all that Laguna Woods has to offer. 27 hole golf course, pro shop and 19 Restaurant & Dining Area. Views from the patio of the restaurant are incredible. Other amenities include Driving Range, Par 3 golf course, Tennis Courts, Pickle Ball, Lawn Bowling and other sports courts. 5 Swimming pools, hot tubs, equestrian stables, 2 garden centers, art studio, pottery making, woodworking, archery, pool tables and 250 clubs along with free transportation around the community and surrounding areas. Just minutes to Laguna Beach. More information at the Laguna Woods website.



Built in 1964

## **Essential Information**

MLS® #	OC24239649
Price	\$350,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	940
Acres	0.00
Year Built	1964
Type	Residential
Sub-Type	Stock Cooperative
Status	Closed
Listing Agent	Pam Murray
Listing Office	HomeSmart, Evergreen Realty

### Community Information

Address	44 Calle Aragon # C
Area	LW - Laguna Woods
Subdivision	Leisure World (LW)
City	Laguna Woods
County	Orange
Zip Code	92637

### Amenities

Amenities	Call for Rules, Management, Playground, Pool, Billiard Room, Clubhouse, Controlled Access, Dog Park, Fitness Center, Game Room, Golf Course, Horse Trails, Maintenance Grounds, Meeting/Banquet/Party Room, Meeting Room, Other Courts, Paddle Tennis, Pet Restrictions, Pickleball, Picnic Area, Sport Court
Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Connected
Parking Spaces	1
Parking	Detached Carport
Garages	Detached Carport
View	Neighborhood
Has Pool	Yes
Pool	Association, Community, Fenced, In Ground, Lap
Security	Smoke Detector(s), Gated Community, Gated with Attendant, Security Gate, 24 Hour Security

### Exterior

Lot Description	SixToTenUnitsAcre, Sprinklers In Front
Windows	Atrium

## Interior

Interior	Carpet
Interior Features	Separate/Formal Dining Room, Bedroom on Main Level, Main Level Primary, Unfurnished
Appliances	Electric Cooktop, Electric Oven, Disposal, Water Heater, Refrigerator, Vented Exhaust Fan
Heating	Heat Pump, Radiant
Cooling	Heat Pump
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Saddleback Valley Unified
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## Additional Information

Date Listed	February 9th, 2025
Days on Market	17
Short Sale	N
RE / Bank Owned	N

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