

# **\$1,200,000 - 5465 Paseo Del Lago # B, Laguna Woods**

MLS® #OC24243924

**\$1,200,000**

2 Bedroom, 2.00 Bathroom, 1,643 sqft

Residential on 0 Acres

Leisure World (LW), Laguna Woods,

Welcome to 5465-B Paseo Del Lago – an expanded and highly upgraded two-bedroom, two-bath, single-level CASA ROSA residence in the Laguna Woods senior community. This property has excellent curb appeal (with immaculate landscaping that is maintained by the Mutual) and is situated on a quiet cul-de-sac far from busy roads and noisy highways. Beyond the wrought iron front gate is a large courtyard suitable for outdoor entertaining, dining and relaxing. The popular Casa Rosa floorplan has twin primary suites separated by a large central living room. The living room features a high ceiling and easily accommodates your large furnishings. The remodeled kitchen features abundant cabinet and counter space, stainless steel appliances and an enormous skylight that floods the kitchen with natural sunlight all day. There is a small breakfast bar adjacent to the kitchen that comfortably seats two. The original floorplan has been expanded by approximately 300 sq. ft. to create a versatile bonus room with its own heating/cooling wall unit. This multi-use space can serve as a TV room, arts and crafts workshop, exercise room, or home office. This bonus room has a separate entrance to the front courtyard. The open rear patio boasts a lovely setting with a view of the greenbelt behind the property. This patio can be accessed via sliders in the living room and both bedrooms. Additional features include central heat and air, smooth ceilings, recessed lighting, dual-pane windows, plantation



shutters and neutral color tile and carpeting throughout. The furnace is newer (approx. two years old) and the water heater is brand new. The single car garage features built-in storage, washer-dryer hookups (the washer and dryer remain with the unit) and direct access to the residence via a service door to the kitchen. The driveway easily accommodates additional parking for two vehicles and there is also ample street parking. Do not miss this beautiful home!

Built in 1977

## Essential Information

MLS® #	OC24243924
Price	\$1,200,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,643
Acres	0.04
Year Built	1977
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Chris Framer
Listing Office	Century 21 Rainbow Realty

## Community Information

Address	5465 Paseo Del Lago # B
Area	LW - Laguna Woods
Subdivision	Leisure World (LW)
City	Laguna Woods
County	Orange
Zip Code	92637

## Amenities

Amenities	Controlled Access, Maintenance Grounds, Management, Maintenance Front Yard, Spa/Hot Tub, Billiard Room, Bocce Court, Clubhouse, Fitness Center,
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	Game Room, Golf Course, Horse Trails, Meeting/Banquet/Party Room, Meeting Room, Other Courts, Paddle Tennis, Pets Allowed, Pickleball, Pool, Recreation Room, RV Parking
Parking Spaces	1
Parking	Door-Single, Garage, Garage Door Opener, Assigned, Direct Access, Garage Faces Front, Permit Required, Storage
# of Garages	1
Garages	Door-Single, Garage, Garage Door Opener, Assigned, Direct Access, Garage Faces Front, Permit Required, Storage
View	Neighborhood, Park/Greenbelt, Trees/Woods
Has Pool	Yes
Pool	Association
Security	Gated Community, Gated with Attendant, 24 Hour Security, Smoke Detector(s)

## Exterior

Exterior Features	Rain Gutters
Lot Description	Cul-De-Sac, Landscaped
Windows	Double Pane Windows, Screens, Skylight(s), Plantation Shutters

## Interior

Interior	Carpet, Tile
Interior Features	High Ceilings, Recessed Lighting, Bedroom on Main Level, Breakfast Bar, Ceiling Fan(s), Main Level Primary, Multiple Primary Suites, Primary Suite, Stone Counters
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Electric Range, Electric Water Heater, Washer, Water Heater
Heating	Central, Radiant
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Other
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## Additional Information

Date Listed	December 4th, 2024
Days on Market	32
Short Sale	N
RE / Bank Owned	N

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