

# **\$432,000 - 76 Calle Aragon # G, Laguna Woods**

MLS® #OC25043141

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## **\$432,000**

2 Bedroom, 2.00 Bathroom, 1,009 sqft  
Residential on 0 Acres

Leisure World (LW), Laguna Woods,

GORGEOUS REMODEL WITH AN OPEN KITCHEN LOCATED IN A CONVENIENT LOCATION IN GATE 1 AND WALKING DISTANCE TO POPULAR CLUBHOUSE 1.

Ground Level "MAJORCA" Model with NO STAIRS and a Large Enclosed Patio providing an extra living space directly off the living room, which is not included in the sq. ft. Set back from the streets and carports, this home is in a very peaceful location with views of magnificent trees from the living room and both bedrooms. This model has always been the best value in the Village for a two bedroom / two bath single-level walk-in home...Features include Italian Porcelain Wood plank-style flooring, except the two bedrooms, which are carpeted, and both bathrooms, which have tile floors. The washer/dryer is in the master suite, and the kitchen is fully remodeled with Kemper cabinets, quartz countertops, a stone backsplash, and all-new GE appliances. Both bathrooms have a Kemper vanity with quartz countertops, a new shower, a Kohler cast iron bathtub, tile flooring, and wainscot. This is a fantastic home with complete removal /abatement of all lead and asbestos containing materialsâ€”fully upgraded electrical (to 2017 building code) with a new electrical panel. New LED lighting is throughout, along with New Milgard Vinyl Windows and a sliding glass door, New Security Screen Door, New digital controlled forced air heaters in both bedrooms and dining room, new doors, trim, and molding throughout, smooth ceilings, new closet



built-ins in the hall closet and refreshed guest bedroom built-ins with new cabinet and closet doors. The master suite can accommodate king-size furniture. The master bath has a tub/shower and the secondary bath has a stall shower.

The large enclosed patio with Italian Porcelain Wood plank-style flooring would make a great office, craft room, game room, or just a nice bright sitting room... If you have a second car, there is ample parking for your guests. A beautiful green belt approaches the entrance of this lovely home. THIS IS A MUST SEE! Add all this to the amenities offered by Laguna Woods Village. You have a winning combination - 27-hole championship golf course, or the 9-hole executive par three courses, tennis, paddle tennis, equestrian center, gardening opportunities, art studio, world-class woodshop, over 200 clubs and much more!, Country Club Living is at its BEST and approximately 6 miles from Beautiful Laguna Beach! There is something for everyone. SEE VIRTUAL AND 3D TOUR (CARPORT #82 SPACE 6)

Built in 1964

## Essential Information

MLS® #	OC25043141
Price	\$432,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,009
Acres	0.00
Year Built	1964
Type	Residential
Sub-Type	Stock Cooperative
Style	Contemporary, Traditional
Status	Closed

Listing Agent	Jennifer Heflin
Listing Office	Laguna Premier Realty Inc.

## Community Information

Address	76 Calle Aragon # G
Area	LW - Laguna Woods
Subdivision	Leisure World (LW)
City	Laguna Woods
County	Orange
Zip Code	92637

## Amenities

Amenities	Billiard Room, Bocce Court, Clubhouse, Electricity, Fitness Center, Game Room, Golf Course, Horse Trails, Hot Water, Maintenance Grounds, Meeting/Banquet/Party Room, Meeting Room, Other Courts, Paddle Tennis, Pets Allowed, Pickleball, Picnic Area, Pool, Recreation Room, RV Parking, Sport Court
Utilities	Cable Available, Cable Connected, Electricity Available, Electricity Connected, Natural Gas Not Available, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Assigned, Carport, Detached Carport, Guest, Storage
Garages	Assigned, Carport, Detached Carport, Guest, Storage
View	Park/Greenbelt, Trees/Woods
Has Pool	Yes
Pool	Association, Community, Heated, In Ground, Lap, Pool Cover
Security	Gated Community, Gated with Attendant, Gated with Guard, Security Gate, Smoke Detector(s), 24 Hour Security

## Exterior

Lot Description	Close to Clubhouse, Cul-De-Sac, Street Level
Windows	Blinds, Double Pane Windows, Insulated Windows, Screens
Roof	Common Roof, Composition
Foundation	Slab

## Interior

Interior	See Remarks
Interior Features	All Bedrooms Down, Bedroom on Main Level, Breakfast Bar, Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Main Level Primary, Open Floorplan, Primary Suite, Quartz Counters, Recessed Lighting, Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Dryer, Electric Oven, Electric Range, Electric Water

	Heater, Ice Maker, Microwave, Refrigerator, Washer, Water Heater
Heating	Forced Air, Heat Pump
Cooling	Heat Pump, See Remarks
Fireplaces	None
# of Stories	2
Stories	One

### School Information

District	Saddleback Valley Unified
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### Additional Information

Date Listed	February 20th, 2025
Days on Market	31
Short Sale	N
RE / Bank Owned	N

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