

# **\$869,000 - 104 Chandon, Laguna Niguel**

MLS® #OC25050136

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## **\$869,000**

2 Bedroom, 3.00 Bathroom, 1,256 sqft  
Residential on 0 Acres

Chandon (MHC), Laguna Niguel,

Experience coastal living at its finest in this gorgeous two-bedroom, two-and-a-half bath customized home situated in the sought after neighborhood of Marina Hills. The stunning remodeled kitchen with white cabinets, quartz counters & backsplash, new appliances, custom lighting and French Oak floors throughout the lower level awaits you as you enter this beautiful abode. The kitchen opens to an oversized eating area and family room complete with a gas burning fireplace and dual sliders that seamlessly connect your indoor living to your own lush outdoor oasis. Featuring low maintenance landscaping, the patio is perfect for hosting barbecues or simply relaxing. This home backs up to the neighborhood greenbelt, offering incredible privacy. Head upstairs to find two primary en-suites boasting high ceilings and an abundance of natural light along with their own spacious private baths. Enjoy loads of extra storage space thanks to a separate indoor laundry room equipped with full size washer/dryer. The laundry room opens to the spacious 2 car garage with lots of overhead storage racks! This move-in ready home is gorgeous and has newer AC, hot water heater, and has already been re-piped. This house truly has it all, from close proximity to local

parks, 4 tennis courts, 2 pickleball courts & baseball fields as well as access to Salt Creek Trail where you can bike or walk straight down to the beach. Enjoy resort style amenities such



as Junior Olympic-sized pool & spa, barbeque area & more right within your own community! Don't miss out on this one-of-a kind opportunity--it won't last long!

Built in 1989

## Essential Information

MLS® #	OC25050136
Price	\$869,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,256
Acres	0.25
Year Built	1989
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Kendall Childs
Listing Office	Douglas Elliman of California

## Community Information

Address	104 Chandon
Area	LNSLT - Salt Creek
Subdivision	Chandon (MHC)
City	Laguna Niguel
County	Orange
Zip Code	92677

## Amenities

Amenities	Clubhouse, Pool, Spa/Hot Tub, Tennis Court(s), Barbecue, Fire Pit, Meeting Room, Other Courts, Pickleball, Picnic Area, Playground, Recreation Room, Trail(s)
Parking Spaces	2
Parking	Garage, Door-Multi, Garage Door Opener
# of Garages	2
Garages	Garage, Door-Multi, Garage Door Opener

View	None
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

## Interior

Interior	Carpet, Laminate
Interior Features	All Bedrooms Up, Ceiling Fan(s), Multiple Primary Suites
Appliances	Dishwasher, Gas Cooktop, Microwave, Electric Range, Gas Oven
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	George White
Middle	Niguel Hills
High	Dana Hills

## Additional Information

Date Listed	February 22nd, 2025
Days on Market	52
Short Sale	N
RE / Bank Owned	N

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