

# **\$399,999 - 631 Avenida Sevilla # N, Laguna Woods**

MLS® #OC25059712

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## **\$399,999**

2 Bedroom, 2.00 Bathroom, 1,040 sqft  
Residential on 0 Acres

Leisure World (LW), Laguna Woods,

VIEW! VIEW! VIEW! LOCATION, LOCATION, LOCATION \*\*\*Single story, street level unit gem in the highly sought after Laguna Woods Village community.\*\*\* This upper level unit shows light and bright. This quiet creekside location is the one you have been waiting for! Make this one your own, add your own touches for personalization. This location is the key! Pull directly up to the walk way...no steps, no stairs! Carport directly across from unit with extra storage. Open kitchen with plenty of cabinets for storage space. White cabinets with white quartz counters. Large sliding doors lead to covered patio for peaceful and relaxing over coffee or cocktails! Dining area off of living room, large and open. Both bedrooms are generous size. Direct stair access to popular walking path along stream and greenbelt. Community is gate guard and boasts a huge selection of amenities for residents. Pickleball, tennis, golf, 5 pools, 3 fitness centers, equestrian center, and 7 clubhouses just to name a few. Close to shopping, dining, and freeway access. Don't miss this opportunity, few ever come on the market with this location!



Built in 1965

## **Essential Information**

MLS® #	OC25059712
Price	\$399,999

Bedrooms	2
Bathrooms	2.00
Square Footage	1,040
Acres	0.00
Year Built	1965
Type	Residential
Sub-Type	Stock Cooperative
Status	Closed
Listing Agent	Kathi Jesse
Listing Office	eXp Realty of Southern California, Inc

## Community Information

Address	631 Avenida Sevilla # N
Area	LW - Laguna Woods
Subdivision	Leisure World (LW)
City	Laguna Woods
County	Orange
Zip Code	92637

## Amenities

Amenities	Clubhouse, Picnic Area, Pickleball, Pool, Spa/Hot Tub, Tennis Court(s), Trail(s), Barbecue, Billiard Room, Fitness Center, Game Room, Golf Course, Horse Trails
Parking Spaces	1
Parking	Assigned, One Space
Garages	Assigned, One Space
View	Park/Greenbelt, Trees/Woods
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s), Gated with Attendant, Gated with Guard, Security Guard, 24 Hour Security

## Exterior

Exterior Features	Awning(s)
Lot Description	Near Park

## Interior

Interior	Carpet
Interior Features	Balcony, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan,

Pantry, See Remarks, Bedroom on Main Level, Main Level Primary, Living Room Deck Attached

Appliances	Dishwasher, Electric Oven, Electric Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	One

### **School Information**

District	Saddleback Valley Unified
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### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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