

# \$415,000 - 246 Calle Aragon # A, Laguna Woods

MLS® #OC25060314

**\$415,000**

2 Bedroom, 2.00 Bathroom, 1,400 sqft

Residential on 0 Acres

Leisure World (LW), Laguna Woods,

Don't miss this rare opportunity to own a spacious single-story end unit in a desirable senior community! This Cordoba model offers nearly 1,400 square feet of comfortable living space with an open and inviting layout and no gas utilities for added efficiency. When you take ownership you will get to choose a new refrigerator, oven, stove top, and dishwasher from HOA.

Ideally located within walking distance to the clubhouse, this home provides easy access to an array of resort-style amenities, including a library, multiple pools, a state-of-the-art fitness center, and more. The vibrant community also offers social activities and recreational spaces to keep you active and engaged. Plus, with a hospital nearby, peace of mind is always within reach.

Enjoy the best of senior living in this prime location—schedule your showing today!

Built in 1969

## Essential Information

MLS® #	OC25060314
Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	1,400
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Stock Cooperative
Status	Closed
Listing Agent	Tanya Brown
Listing Office	Decorum Properties & Investments, Inc

## Community Information

Address	246 Calle Aragon # A
Area	LW - Laguna Woods
Subdivision	Leisure World (LW)
City	Laguna Woods
County	Orange
Zip Code	92637

## Amenities

Amenities	Billiard Room, Clubhouse, Fitness Center, Game Room, Golf Course, Pool, Recreation Room
Utilities	Cable Available, Electricity Available, Natural Gas Not Available
Parking Spaces	2
Parking	Detached Carport
# of Garages	1
Garages	Detached Carport
View	None
Has Pool	Yes
Pool	Association
Security	Gated with Attendant, 24 Hour Security

## Interior

Interior Features	Separate/Formal Dining Room, All Bedrooms Down
Appliances	Dishwasher, Electric Cooktop, Electric Oven
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District Saddleback Valley Unified

## Additional Information

Date Listed March 15th, 2025

Days on Market 15

Short Sale N

RE / Bank Owned N

Based on information from

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