

\$1,190,000 - 22876 Montalvo Road, Laguna Niguel

MLS® #OC25062000

\$1,190,000

2 Bedroom, 2.00 Bathroom, 1,369 sqft

Residential on 0 Acres

Monarch Summit II (MS2), Laguna Niguel,

The pinnacle of coastal California living, this single-level, fully-upgraded home welcomes you like a warm hug! Enter the private gate into a custom flagstone courtyard with a fountain, foliage, and awning for outdoor lounging. Every room has an outdoor slider door, unifying the indoor/outdoor California experience. The courtyard is surrounded by the kitchen, great room and bedroom wing, giving privacy and plenty of light. Located in Monarch Summit II, a 55+ senior community, this home offers a peek-a-boo view of the Pacific on the corner of a quiet cul-de-sac. The kitchen may be entered from the courtyard, featuring newer gas stove and appliances, custom granite countertops, and backsplash, including built-in custom cabinets with sliders. The indoor laundry closet off the kitchen includes ample storage as a pantry. The glass front door reveals the great room with cherrywood floors, vaulted ceiling, new beach-themed, gas logs inside a custom fireplace mantle. The owner's suite also has a vaulted ceiling and remote-controlled blackout blinds for privacy. Its bath has a custom tiled shower featuring 3 shower-heads plus a handheld shower-head to be used while seated in the spa-like shower. The second bedroom boasts a Murphy bed with built-in desk and bookshelves, for use as both a home office and a guestroom. The second bathroom shower has two showerheads, a custom marble topped vanity, and solar tube lighting. The garage has dozens of cabinets, shelving,



and a pull-down ladder to an attic above the two-car garage.

Monarch Summit II is perched on top of one of the tallest peaks along the coast. With a community clubhouse featuring a pool, Jacuzzi, and dazzling views of the California Riviera, this well-kept secret will become your home as soon as you take ownership of 22876 Montalvo Road!

Built in 1976

Essential Information

MLS® #	OC25062000
Price	\$1,190,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,369
Acres	0.06
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Nadia Nooshi
Listing Office	HomeSmart, Evergreen Realty

Community Information

Address	22876 Montalvo Road
Area	LNSMT - Summit
Subdivision	Monarch Summit II (MS2)
City	Laguna Niguel
County	Orange
Zip Code	92677

Amenities

Amenities	Call for Rules, Clubhouse, Maintenance Grounds, Pool, Spa/Hot Tub, Trail(s)
Parking Spaces	2
Parking	Direct Access, Garage, Door-Multi

# of Garages	2
Garages	Direct Access, Garage, Door-Multi
View	Mountain(s), Neighborhood, Peek-A-Boo
Has Pool	Yes
Pool	Association, Community

Exterior

Exterior Features	Awning(s), Lighting
Lot Description	Level
Windows	Double Pane Windows, Blinds

Interior

Interior	Tile, Carpet, Wood
Interior Features	Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Ceiling Fan(s), Granite Counters, High Ceilings, Main Level Primary, Primary Suite, Separate/Formal Dining Room, Unfurnished
Appliances	Dishwasher, Dryer, Gas Range, Refrigerator, Washer, Water Softener
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
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Additional Information

Date Listed	March 27th, 2025
Days on Market	82
Short Sale	N
RE / Bank Owned	N

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