

\$1,095,000 - 5522 Via La Mesa # C, Laguna Woods

MLS® #OC25068688

\$1,095,000

2 Bedroom, 2.00 Bathroom, 1,523 sqft
Residential on 0 Acres

Leisure World (LW), Laguna Woods,

Welcome to 5522-C Via La Mesa – an upgraded, expanded single-level, end-unit, two-bedroom, two-bath VILLA FRANCESCA residence in the Laguna Woods senior community. This home boasts excellent curb appeal and is situated in a lovely neighborhood setting. The entry path from the driveway past the covered patio to the front door has beautiful tile flooring. This popular floorplan features twin primary suites separated by a spacious central living room. The living room features a cathedral ceiling with solar tubes and easily accommodates large furnishings. A multi-purpose bonus room sits just off the dining area and could serve as a TV room, workout room, arts and crafts studio or home office. The kitchen has upgraded cabinets with granite countertops and a tasteful tile backsplash. The kitchen also features stainless steel appliances and a couple of solar tubes. One bathroom has a tub/shower combo while the other has a shower only. The showers in both bathrooms have grab bars and convenient accessory shelves. Additional upgrades throughout this residence include smooth ceilings, crown molding, recessing lighting, dual-pane windows and ceiling fans in the bonus room and both bedrooms. This residence features a large open rear patio with a peaceful greenbelt view. This patio is accessible via a glass slider in the living room. There is a smaller covered patio in the front of the house. With excellent flow, this property is well suited for



entertaining. The single-car garage has washer-dryer hookups, additional closet storage, epoxy flooring and convenient direct access into the home via a service door into the kitchen. The driveway easily accommodates two additional vehicles and there is ample street parking for guests. As one of the last homes built in Laguna Woods in 1980, this home sits on one of the few streets connect to a gas line. Do not miss this beautiful residence!

Built in 1980

Essential Information

MLS® #	OC25068688
Price	\$1,095,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,523
Acres	0.04
Year Built	1980
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Chris Framer
Listing Office	Century 21 Rainbow Realty

Community Information

Address	5522 Via La Mesa # C
Area	LW - Laguna Woods
Subdivision	Leisure World (LW)
City	Laguna Woods
County	Orange
Zip Code	92637

Amenities

Amenities	Bocce Court, Billiard Room, Clubhouse, Maintenance Grounds, Horse Trails, Meeting Room, Meeting/Banquet/Party Room, Pool, Recreation Room,
-----------	--

	Controlled Access, Fitness Center, Game Room, Golf Course, Maintenance Front Yard, Management, Other Courts, Paddle Tennis, Pets Allowed, Pickleball, RV Parking, Spa/Hot Tub
Parking Spaces	1
Parking	Direct Access, Door-Single, Garage Faces Front, Garage, Garage Door Opener, Assigned, Permit Required, Storage
# of Garages	1
Garages	Direct Access, Door-Single, Garage Faces Front, Garage, Garage Door Opener, Assigned, Permit Required, Storage
View	Neighborhood
Has Pool	Yes
Pool	Association
Security	Gated Community, 24 Hour Security, Smoke Detector(s), Gated with Attendant

Exterior

Exterior Features	Rain Gutters
Lot Description	Landscaped, Greenbelt
Windows	Blinds, Double Pane Windows, Screens

Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Crown Molding, Cathedral Ceiling(s), Granite Counters, High Ceilings, Bedroom on Main Level, Main Level Primary, Primary Suite, Built-in Features, Recessed Lighting
Appliances	Dishwasher, Gas Water Heater, Microwave, Refrigerator, Water Heater, Disposal, Electric Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Other
----------	-------

Additional Information

Date Listed	March 29th, 2025
Days on Market	16
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 21st, 2026 at 7:20am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.