

\$570,000 - 3001 Via Buena Vista # B, Laguna Woods

MLS® #OC25075243

\$570,000

2 Bedroom, 2.00 Bathroom, 1,074 sqft
Residential on 0 Acres

Leisure World (LW), Laguna Woods,

3001-B Via Buena Vista

Welcome to this charming Villa Nova manor, nestled in a tranquil, private setting with lush greenbelt views and No steps. This single-level unit boasts a spacious enclosed large patio, perfect for entertaining, along with ample storage and vibrant surroundings. Inside you'll find an inviting open layout flooded with natural light, complemented by newly painted walls and double pane windows throughout. The kitchen features recessed lighting, a skylight, brand new microwave --above the stove, alongside a dishwasher, a refrigerator and laminate flooring and a picturesque window overlooking the patio and greenery. The master bedroom features brand new carpeting and a large mirrored wardrobe with plenty of storage. Both bathrooms offer updated vanities and newer shower doors--one with a tub/shower combo, the other with a walk-in shower. The second bedroom, with mirrored wardrobe beautifully transformed along with the atrium into a stylish office-den setup, shines with a functional skylight, and ceiling fan, enhances the home's versatility. Additional Highlights Include a Convenient In Unit Stackable Washer and Dryer, Central Air and Heat. As a resident, you'll enjoy incredible value with HOA Dues covering water, trash collection, sewer, basic cable TV with over 200 channels, building maintenance, and community landscaping. Laguna Woods Village offers resort-style living at its finest, featuring 5 pools. state-of-the art



fitness centers, two golf courses, tennis courts, pickleball, an art studio, over 200 social clubs to keep you active and engaged, along with 7 unique clubhouses, and more come see for yourself all this community has to offer! and just approximately 6 miles from beautiful Laguna Beach! .

Built in 1971

Essential Information

MLS® #	OC25075243
Price	\$570,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,074
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Carmen Lindemann
Listing Office	HomeSmart, Evergreen Realty

Community Information

Address	3001 Via Buena Vista # B
Area	LW - Laguna Woods
Subdivision	Leisure World (LW)
City	Laguna Woods
County	Orange
Zip Code	92637

Amenities

Amenities	Clubhouse, Controlled Access, Fitness Center, Maintenance Grounds, Horse Trails, Meeting/Banquet/Party Room, Outdoor Cooking Area, Barbecue, Pool, Pet Restrictions, Pets Allowed, Guard, Billiard Room, Bocce Court, Game Room, Golf Course, Meeting Room, Paddle Tennis, Pickleball, Racquetball, Recreation Room
Utilities	Sewer Connected, Sewer Available

Parking	Covered, Carport, Assigned, Storage
Garages	Covered, Carport, Assigned, Storage
View	Park/Greenbelt
Has Pool	Yes
Pool	Community, Association
Security	Smoke Detector(s), Gated with Attendant

Exterior

Windows	Double Pane Windows, Atrium, Skylight(s)
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Interior

Interior	Carpet, Laminate
Interior Features	Open Floorplan, Pantry, Recessed Lighting, Storage, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Atrium, Unfurnished
Appliances	Dishwasher, Electric Oven, Disposal, Microwave, Refrigerator, Dryer, Washer, Electric Cooktop
Heating	Central, Forced Air, Electric, Heat Pump
Cooling	Central Air, Electric
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Saddleback Valley Unified
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Additional Information

Date Listed	April 6th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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