

# \$449,000 - 479 Calle Cadiz # A, Laguna Woods

MLS® #OC25076549

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## \$449,000

2 Bedroom, 2.00 Bathroom, 1,030 sqft  
Residential on 0 Acres

Leisure World (LW), Laguna Woods,

Beautifully upgraded GRANADA model. NO STEPS! Nobody above or below. Light & bright, end unit features 2 living room windows, 5 skylights, a solar tube, and 2 ceiling fans! The atrium has been enclosed & has French doors opening into the second bedroom which has been converted into a den. High vaulted veiling in living room & atrium. Enclosed front patio, surrounded by beautiful landscape, provides even more space. Open kitchen with quartz countertops. Brand new appliances include full-sized washer & dryer, dishwasher, microwave, range and fridge. Upgraded bathrooms with new vanities. Central heat & air. Great location! Close to the 800+ seat Performing Arts Center. Enjoy all the amenities & life within the gates of Laguna Woods Village resort-like community. Amenities: 2 Golf Courses, 5 Clubhouses, 5 Pools, 3 Fitness Centers, Performing Arts Center (PAC), Tennis, PC & MAC labs, Wood Shop, Garden Centers, Equestrian Center, Bocce, Pickle Ball, Arts (Pottery, Glass, Lapidary, Jewelry, Painting, Sewing), 280+ Clubs (including one of the largest Bridge Clubs in US), RV parking area and so much more. Experience SoCal's™ Mediterranean-like climate. Minutes to Laguna Beach & the ocean.



Built in 1966

## Essential Information

MLS® #	OC25076549
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,030
Acres	0.00
Year Built	1966
Type	Residential
Sub-Type	Stock Cooperative
Status	Closed
Listing Agent	Kitty Platt
Listing Office	Century 21 Rainbow Realty

### **Community Information**

Address	479 Calle Cadiz # A
Area	LW - Laguna Woods
Subdivision	Leisure World (LW)
City	Laguna Woods
County	Orange
Zip Code	92637

### **Amenities**

Amenities	Pool, Spa/Hot Tub, Bocce Court, Cable TV, Clubhouse, Fitness Center, Game Room, Golf Course, Horse Trails, Meeting/Banquet/Party Room, Paddle Tennis, Pets Allowed, Pickleball, Security, Tennis Court(s)
Utilities	Cable Available, Electricity Available, Sewer Available, Water Available
Parking Spaces	1
Parking	Carport
Garages	Carport
View	Neighborhood, Park/Greenbelt, Trees/Woods
Has Pool	Yes
Pool	Community, Association
Security	Smoke Detector(s), Gated with Attendant

### **Exterior**

Lot Description	ZeroToOneUnitAcre
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### **Interior**

Interior	Tile, Vinyl
Interior Features	Recessed Lighting, All Bedrooms Down, Quartz Counters, Track Lighting
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Dryer, Electric Water Heater, Freezer, Washer, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

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

Date Listed	April 7th, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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