

# **\$549,999 - 3303 Via Carrizo # A, Laguna Woods**

MLS® #OC25086128

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## **\$549,999**

2 Bedroom, 2.00 Bathroom, 1,145 sqft  
Residential on 0 Acres

Leisure World (LW), Laguna Woods,

Welcome to 3303-A Via Carrizo – an elegant remodeled two-bedroom, two-bath lower end-unit LA BRISA residence in the Laguna Woods senior community. Situated in a quiet cul-de-sac far from busy roads and noisy highways, this meticulously maintained showcase home boasts high-end features and finishes throughout. The custom front door with etched glass insert is simply gorgeous. The living room is vibrant and welcoming with a wood-burning fireplace. The extended balcony (accessible from the living room) offers a lovely panoramic tree-lined neighborhood view. The extended balcony is perfect for outdoor dining, entertaining or relaxing. Upgraded kitchen features include ample cabinet storage with soft-close drawers, quartz countertops with a ceramic tile backsplash, Frigidaire stainless steel appliances and more. The kitchen island offers breakfast bar seating for 3-4. The spacious primary bedroom suite has ample closet storage with mirrored doors. The primary bathroom features a large storage closet, high-end Axent bidet toilet plus an oversized shower with seat, grab bar and convenient accessory shelf. Showers in both bathrooms feature attractive floor-to-ceiling tile. The versatile guest bedroom could also serve as a home office, workout room or arts and crafts studio. Full-size washer-dryer units are conveniently located in a hall closet behind attractive opaque double doors. Additional amenities include smooth ceilings, recessed



lighting, dual-pane windows, custom window coverings, ceiling fans in both bedrooms, neutral wall colors throughout, central HVAC, brand new water heater and gorgeous luxury vinyl flooring in the common rooms. The nearby assigned carport has more cabinet storage and there is plenty of nearby guest parking. Do not miss this gorgeous residence!

Built in 1973

**Essential Information**

MLS® #	OC25086128
Price	\$549,999
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,145
Acres	0.03
Year Built	1973
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Chris Framan
Listing Office	Century 21 Rainbow Realty

**Community Information**

Address	3303 Via Carrizo # A
Area	LW - Laguna Woods
Subdivision	Leisure World (LW)
City	Laguna Woods
County	Orange
Zip Code	92637

**Amenities**

Amenities	Bocce Court, Clubhouse, Controlled Access, Fitness Center, Horse Trails, Meeting Room, Management, Pickleball, Pool, Pets Allowed, Recreation Room, Billiard Room, Game Room, Golf Course, Insurance, Maintenance Front Yard, Maintenance Grounds, Meeting/Banquet/Party Room, Other Courts, Paddle Tennis, RV Parking
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Parking Spaces	1
Parking	Carport, Storage, Assigned, Detached Carport, Permit Required
Garages	Carport, Storage, Assigned, Detached Carport, Permit Required
View	Neighborhood, Panoramic, Trees/Woods
Has Pool	Yes
Pool	Association
Security	Gated Community, Gated with Attendant, 24 Hour Security, Smoke Detector(s)

## Exterior

Exterior Features	Rain Gutters
Lot Description	Cul-De-Sac, Landscaped
Windows	Custom Covering(s), Double Pane Windows, Screens

## Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Breakfast Bar, Balcony, Ceiling Fan(s), Bedroom on Main Level, Main Level Primary, Primary Suite, Quartz Counters
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Water Heater, Washer, Electric Range
Heating	Central, Radiant
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Other
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## Additional Information

Date Listed	April 18th, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

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