

\$795,000 - 25606 Paseo La Vista, Laguna Niguel

MLS® #OC25115636

\$795,000

2 Bedroom, 2.00 Bathroom, 1,232 sqft

Residential on 16 Acres

Sparrow Hill (SH), Laguna Niguel,

Luxuriously designed townhome/condo with views in the heart of South Orange County. Step into the spacious, sun-drenched family room where morning light pours through large, brand-new windows, setting a bright and inviting tone. The open floor plan flows effortlessly into the dining and kitchen areas, ideal for both relaxed mornings and stylish entertaining. Proceed past the open breakfast bar into the gourmet kitchen, complete with quartz counter tops, on-trend zellige tile backsplash, Restoration Hardware cabinet pulls, sleek Bosch appliances and a custom plaster vent hood. Next to the kitchen, the charming dining nook comfortably seats six and is complemented by a cozy wood-burning fireplace, as well as a chic built-in wine fridge and coffee bar. A wide sliding glass door leads to your private patio, where you can unwind while enjoying sunset views over rolling hills, while an elegantly styled bathroom serves the downstairs.

Upstairs, the primary bedroom offers a luxurious retreat, complete with a second wood-burning fireplace, expansive views, and a spacious, custom-organized closet. The adjacent bathroom is illuminated by natural light from a large skylight, highlighting elegant brass fixtures, a premium soaking tub, and timeless neutral tilework.

Additional features include a detached garage



with ample storage, a dedicated parking space, and access to a nearby greenbelt—perfect for kids, pets, guests, or even sunset picnics. The Sparrow Hill community is undergoing an impressive renovation, including new gutters, roof repairs, fresh exterior paint, and upcoming upgrades to the pool and tennis court—all fully paid-for by the current owners.

Within just 1 mile of the 5 and 73 freeways and only 15 minutes to the beach, this location delivers the best of South Orange County living. Embrace the coastal lifestyle, within an hour of Los Angeles and San Diego, in this meticulously finished, low-maintenance home.

Built in 1984

Essential Information

MLS® #	OC25115636
Price	\$795,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,232
Acres	16.40
Year Built	1984
Type	Residential
Sub-Type	Townhouse
Style	Cape Cod
Status	Closed
Listing Agent	Paul Brutoco
Listing Office	Engel & Volkers Dana Point

Community Information

Address	25606 Paseo La Vista
Area	LNSEA - Sea Country
Subdivision	Sparrow Hill (SH)

City Laguna Niguel
County Orange
Zip Code 92677

Amenities

Amenities Clubhouse, Maintenance Grounds, Pool, Spa/Hot Tub, Tennis Court(s), Trash, Barbecue, Insurance, Maintenance Front Yard, Outdoor Cooking Area, Pickleball, Picnic Area, Recreation Room, Sport Court
Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces 2
Parking Assigned, Garage, One Space, Storage
of Garages 1
Garages Assigned, Garage, One Space, Storage
View City Lights, Hills
Has Pool Yes
Pool Community, Association

Exterior

Exterior Unknown
Exterior Features Rain Gutters
Lot Description Level, Street Level, Greenbelt
Windows Double Pane Windows, ENERGY STAR Qualified Windows, Skylight(s)
Roof Common Roof
Construction Unknown
Foundation Slab

Interior

Interior Vinyl
Interior Features Breakfast Bar, Eat-in Kitchen, Open Floorplan, Walk-In Closet(s), All Bedrooms Up, Dry Bar, Paneling/Wainscoting, Pull Down Attic Stairs, Quartz Counters
Appliances Dishwasher, Gas Range, Refrigerator, Range Hood, Dryer, Washer
Heating Central
Cooling Central Air
Fireplace Yes
Fireplaces Primary Bedroom, Kitchen
of Stories 2
Stories Two

School Information

District Capistrano Unified

Additional Information

Date Listed May 19th, 2025

Days on Market 6

Short Sale N

RE / Bank Owned N

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