

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

MLS® #OC25115636

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## \$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 theÂ spacious, sun-drenched family roomÂ 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 HardwareÂ cabinet pulls, sleek Bosch appliances and a custom plaster vent hood. Next to the kitchen, theÂ charming dining nookÂ comfortably seats six and is complemented by a cozyÂ wood-burning fireplace, as well as aÂ chic built-in wine fridge and coffee bar.Â 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.Â

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 greenbeltâ€”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 courtâ€”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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