

\$949,000 - 24745 Stratton Lane, Laguna Niguel

MLS® #OC25119721

\$949,000

3 Bedroom, 3.00 Bathroom, 1,515 sqft
Residential on 0 Acres

Camden Court (NRC), Laguna Niguel,

Seldom offered 3br 2.5ba 1,515 sq. ft. END UNIT condo in the highly desired Stratton Lane at Camden Court. This quiet oasis nestled into the heart of Marina Hills offers the best of Laguna Niguel life just minutes from two of Orange County's premier beaches Salt Creek & Doheny and minutes from easy commute freeway access to all portions of Orange County. This unit comes with a large 2-car garage, spacious rear and side yard for hosting, upgraded doors and windows throughout, newer appliances, and a fully-renovated primary bathroom. Solar lease from Sunrun added in 2020 keeping your monthly energy costs to a mere \$80/mo. Inviting vaulted ceilings greet your guest in both the living room area and the primary bedroom. A remodeled primary bathroom is an absolute must-see with a custom designed closet, shower, dual vanity, additional storage cabinetry, and an upgraded pocket door. Washer and Dryer units are located in this spacious garage boasting custom cabinetry and overhead added storage space and organizers. This must-see unit is also conveniently located just steps from the large park and playground area for easy access. Low HOA fees and no mella-roos are even more reason to not sleep on this opportunity to own in Camden Court's private community. Additional local attractions include: Monarch Beach golf links, Waldorf Astoria, Ritz Carlton, Chapparosa Park, local fine dining and more! Aggressively priced well under recent comps



to be sure to not last long.

Built in 1989

Essential Information

| | |
|----------------|--------------------------------|
| MLS® # | OC25119721 |
| Price | \$949,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,515 |
| Acres | 0.05 |
| Year Built | 1989 |
| Type | Residential |
| Sub-Type | Condominium |
| Status | Closed |
| Listing Agent | Jadon Lavik |
| Listing Office | Berkshire Hathaway HomeService |

Community Information

| | |
|-------------|---------------------|
| Address | 24745 Stratton Lane |
| Area | LNSEA - Sea Country |
| Subdivision | Camden Court (NRC) |
| City | Laguna Niguel |
| County | Orange |
| Zip Code | 92677 |

Amenities

| | |
|----------------|--|
| Amenities | Pool, Spa/Hot Tub, Pets Allowed, Sport Court, Tennis Court(s) |
| Utilities | Electricity Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Cable Connected |
| Parking Spaces | 4 |
| Parking | Garage, Assigned, Concrete, Direct Access, Door-Single, Guest |
| # of Garages | 2 |
| Garages | Garage, Assigned, Concrete, Direct Access, Door-Single, Guest |
| View | Trees/Woods |
| Has Pool | Yes |

| | |
|----------|--|
| Pool | Community, In Ground, Association, Private |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

| | |
|-------------------|--|
| Exterior | Concrete, Drywall, Wood Siding |
| Exterior Features | Rain Gutters |
| Lot Description | ZeroToOneUnitAcre, Corner Lot, Near Park, Sprinkler System, Close to Clubhouse, Landscaped, Lawn, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Trees |
| Windows | Double Pane Windows, Drapes, ENERGY STAR Qualified Windows, Insulated Windows, Screens |
| Roof | Concrete |
| Construction | Concrete, Drywall, Wood Siding |
| Foundation | Slab |

Interior

| | |
|-------------------|--|
| Interior | Wood |
| Interior Features | All Bedrooms Up, Bar, Ceiling Fan(s), Crown Molding, Eat-in Kitchen, Granite Counters, High Ceilings, Pantry, Unfurnished |
| Appliances | Dishwasher, Electric Oven, Gas Cooktop, Microwave, Refrigerator, Dryer, Washer, ENERGY STAR Qualified Appliances, Gas Water Heater |
| Heating | Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Living Room, Gas |
| # of Stories | 2 |
| Stories | Two |

School Information

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|------------|--------------------|
| District | Capistrano Unified |
| Elementary | Hidden Hills |
| Middle | Niguel Hills |
| High | Dana Hills |

Additional Information

| | |
|-----------------|----------------|
| Date Listed | May 28th, 2025 |
| Days on Market | 6 |
| Short Sale | N |
| RE / Bank Owned | N |

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