

\$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

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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