

\$439,800 - 3241 San Amadeo # 1g, Laguna Woods

MLS® #OC25126359

\$439,800

2 Bedroom, 2.00 Bathroom, 1,148 sqft
Residential on 5 Acres

Leisure World (LW), Laguna Woods,

MOTIVATED SELLER: Fabulous VILLA PUERTA floorplan tastefully updated to modern expectations in move-in condition. Located inside Gate 7 & 9 on an elevated street with direct access via parking garage with elevator. Step through the double door entry to discover a bright, spacious living room and dining area featuring smooth ceilings, a large picture window, dual sliders and LVP flooring. IT GETS BETTER with an additional glass enclosed patio featuring its own A/C unit and ceiling fan. This additional square footage makes this unit very versatile whether hosting a bridge game or enjoying a good book. The kitchen has white shaker cabinets including an added pantry cabinet and pantry closet, newer stainless-steel appliances, ample countertop space, recessed lighting and tile backsplash. Short on closets, the primary ensuite features a full wall of closets with mirrored doors in addition to the two additional closets in the bath area. The room is spacious and bright and can handle a king size bed. White shaker vanity and separate tub/shower combo round out this room. The guest bedroom has a large window and ample closet space. The guest bathroom with stall shower with new vanity and wall cabinet storage. This remarkable home is ideally situated in the premier 55+ adult community with its impressive amenities including a 27-hole championship golf course, 9-hole executive course, tennis and pickleball, lawn bowling, gyms, swimming pools, horse stables, art studio and classes, an 800 seat



Auditorium w/live entertainment, Jewelry Center, Computer Center, Photography Center, Equestrian Center, 3 Fully Equipped Fitness Centers, 5 Pools, 8 Clubhouses, ACBL Bridge games 6-7 days a week and over 200+ clubs and organizations. Dues include trash, water, landscaping, building maintenance and building insurance, Free Transportation Service, security patrol and so much more. Close to Laguna Beach and convenient shopping and medical. Must be 55 years old to live in Laguna Woods Village which is rated as one of the TOP 55 PLUS RETIREMENT COMMUNITIES IN SOUTHERN CALIFORNIA. Join the Active Ageless in 'Camp' Laguna Woods Village where the amenities can keep you young.

Built in 1972

Essential Information

MLS® #	OC25126359
Price	\$439,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,148
Acres	5.32
Year Built	1972
Type	Residential
Sub-Type	Condominium
Style	Modern
Status	Closed
Listing Agent	Leslie Trammell
Listing Office	Laguna Premier Realty Inc.

Community Information

Address	3241 San Amadeo # 1g
Area	LW - Laguna Woods
Subdivision	Leisure World (LW)

City	Laguna Woods
County	Orange
Zip Code	92637

Amenities

Amenities	Billiard Room, Bocce Court, Cable TV, Clubhouse, Controlled Access, Electricity, Fitness Center, Game Room, Golf Course, Maintenance Grounds, Meeting Room, Pet Restrictions, Pets Allowed, Pickleball, Pool, Security, Spa/Hot Tub, Tennis Court(s), Trash, Water
Utilities	Cable Connected, Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Assigned, Garage, One Space
# of Garages	1
Garages	Assigned, Garage, One Space
View	Neighborhood, Trees/Woods
Has Pool	Yes
Pool	Association, Community
Security	Carbon Monoxide Detector(s), Gated with Attendant, Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	SixteenToTwentyUnitsAcre
Windows	ENERGY STAR Qualified Windows, Screens
Roof	Flat
Construction	Stucco

Interior

Interior	Vinyl
Interior Features	All Bedrooms Down, Ceiling Fan(s), Primary Suite, Quartz Counters, Unfurnished
Appliances	Dishwasher, Disposal, Electric Water Heater, Free-Standing Range, Refrigerator
Heating	Heat Pump
Cooling	Heat Pump
Fireplaces	None
# of Stories	3
Stories	One

School Information

District	Saddleback Valley Unified
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Additional Information

Date Listed	June 9th, 2025
Days on Market	170
Short Sale	N
RE / Bank Owned	N

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