

# **\$799,000 - 3463 Bahia Blanca # B, Laguna Woods**

MLS® #OC25135486

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## **\$799,000**

2 Bedroom, 2.00 Bathroom, 1,214 sqft  
Residential on 9 Acres

Leisure World (LW), Laguna Woods,

Enjoy the Laguna Woods lifestyle in this great home located in a cul de sac bordering Laguna Canyon. Enjoy the cool breezes and peacefulness in this most western section of Laguna Woods. This 2BD/2BA end unit "Malaga" floorplan features 1 car garage and expanded patio - approx 300 sq ft of outdoor space. This large outdoor space is perfect for entertaining and private based the layout of the adjacent homes and landscaping! Overall, this home is original and ready to make your own - either move in and enjoy or remodel to your liking but either way, you'll have a great property and prime location. Kitchen has good sized window looking to the front facing southwest for brightness throughout most of the day in addition to recessed lights and tile backsplash. Privacy wall was built outside the kitchen window to block the cul de sac street view. Convenient direct access to the garage with additional door to the back yard space in the garage as well. Large living/dining area opens up to the patio. The exposure for the back of the home is northeast to enjoy the morning light. Patio wall has been lowered to take advantage of the greenery. Back inside, the guest bedroom faces the front and bathrooms separate guest and primary bedroom. The primary suite has patio access, lots of closet space and barn door leading into bathroom. This bathroom has dual sink vanity and walk-in shower. Laguna Woods Village residents enjoy a 27-hole championship golf course, a 9-hole executive par 3 course,



pickleball and tennis courts, lawn bowling, gyms, clubhouses, swimming pools, horse stables, gardening centers, artist studios, computer workrooms and classes + over 200 clubs and organizations.

Built in 1975

**Essential Information**

MLS® #	OC25135486
Price	\$799,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,214
Acres	9.13
Year Built	1975
Type	Residential
Sub-Type	Condominium
Style	Cottage
Status	Closed
Listing Agent	Donna Empfield
Listing Office	Laguna Premier Realty Inc.

**Community Information**

Address	3463 Bahia Blanca # B
Area	LW - Laguna Woods
Subdivision	Leisure World (LW)
City	Laguna Woods
County	Orange
Zip Code	92637

**Amenities**

Amenities	Bocce Court, Billiard Room, Clubhouse, Controlled Access, Sport Court, Dog Park, Fitness Center, Golf Course, Maintenance Grounds, Game Room, Horse Trails, Meeting Room, Management, Meeting/Banquet/Party Room, Other Courts, Paddle Tennis, Pickleball, Pool, Pets Allowed, Recreation Room, RV Parking
Utilities	Cable Connected, Electricity Connected, Natural Gas Not Available, Sewer

	Connected, Underground Utilities, Water Connected
Parking Spaces	2
Parking	Concrete, Door-Single, Driveway, Garage Faces Front, Garage, Guest
# of Garages	1
Garages	Concrete, Door-Single, Driveway, Garage Faces Front, Garage, Guest
View	Neighborhood, Trees/Woods, Park/Greenbelt
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Security Gate, Gated with Guard, Gated Community, Gated with Attendant, 24 Hour Security, Smoke Detector(s), Security Guard

## Exterior

Windows	Screens, Blinds
Roof	Common Roof

## Interior

Interior	Laminate, Tile
Interior Features	Pantry, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Primary Suite, Solid Surface Counters
Appliances	Dishwasher, Electric Water Heater, Disposal, Refrigerator, Dryer, Washer, Electric Range, Microwave
Heating	Central, Electric, Heat Pump
Cooling	Central Air, Electric, Heat Pump
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Saddleback Valley Unified
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## Additional Information

Date Listed	June 15th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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