

# **\$320,000 - 636 Avenida Sevilla #o, Laguna Woods**

MLS® #OC25138403

**\$320,000**

2 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0 Acres

Leisure World (LW), Laguna Woods,

Beautiful Upper unit, Castilla Model. This home offers custom paint. The kitchen has been tastefully updated with raised counters with granite tops. Enjoy the lovely views and morning out on the sunny wraparound balcony from the open and bright living room. Large master bedroom with double closets. Second floor location has a front sitting/patio area and is open and airy. Close to the Aliso Creek walking trail and nature viewing area. Located on a nice greenbelt with mature trees & shrubs. Nestled on a cul de sac in the ACTIVE 55+ adult community, award-winning senior community of Laguna Woods Village. HOA amenities include- 9 hole Executive & 27 hole Golf Courses-7 clubhouses-3 gyms-5 swimming pools-tennis-stables-fare free bus service-equestrian & golf cart trails-HOA includes water, sewer, trash, basic cable (150+ channels). There's nearby shopping, churches, medical facilities restaurants.....Less than 6 miles to the shores of Laguna Beach.



Built in 1966

## **Essential Information**

MLS® #	OC25138403
Price	\$320,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,057
Acres	0.00
Year Built	1966
Type	Residential
Sub-Type	Stock Cooperative
Style	Traditional
Status	Closed
Listing Agent	Weimin Cai
Listing Office	IRN Realty

## Community Information

Address	636 Avenida Sevilla #0
Area	LW - Laguna Woods
Subdivision	Leisure World (LW)
City	Laguna Woods
County	Orange
Zip Code	92637

## Amenities

Amenities	Billiard Room, Clubhouse, Fitness Center, Golf Course, Game Room, Meeting Room, Meeting/Banquet/Party Room, Outdoor Cooking Area, Barbecue, Picnic Area, Pool, Recreation Room, Bocce Court, Call for Rules, Dog Park, Horse Trails, Jogging Path, Maintenance Front Yard, Pickleball, Racquetball, Sport Court
Utilities	Sewer Connected, Electricity Available
Parking Spaces	1
Parking	Carport, Detached Carport, Unassigned
Garages	Carport, Detached Carport, Unassigned
View	Trees/Woods, Courtyard
Has Pool	Yes
Pool	Association, Community, Heated
Security	Smoke Detector(s), Gated Community, Gated with Guard, 24 Hour Security

## Exterior

Exterior	Stucco, Wood Siding
Lot Description	Cul-De-Sac, ThirtySixToFortyUnitsAcre
Windows	Drapes
Roof	Shingle
Construction	Stucco, Wood Siding

Foundation Slab

## Interior

Interior Features	Built-in Features, Eat-in Kitchen, Granite Counters, Recessed Lighting, Bedroom on Main Level, All Bedrooms Up, Balcony, Separate/Formal Dining Room
Appliances	Electric Range, Electric Water Heater
Heating	Heat Pump
Cooling	Heat Pump, Wall/Window Unit(s)
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District Saddleback Valley Unified

## Additional Information

Date Listed	June 20th, 2025
Days on Market	31
Short Sale	N
RE / Bank Owned	N

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