

# **\$749,000 - 3205 Via Buena # B, Laguna Woods**

MLS® #OC25143135

**\$749,000**

2 Bedroom, 2.00 Bathroom, 1,250 sqft

Residential on 0 Acres

Leisure World (LW), Laguna Woods,

55+ community! 2BD/2BA "El Doble" condo with 1 car direct access garage + 1 large covered carport space + full size driveway - plenty of parking! This great floorplan features 2 primary suites separated by a spacious living room - all enjoying greenbelt views! Walk right up and take note the lush foliage in the front yard. If you love gardening, this home has room to plant or just let the HOA take care of it. Wood front door with stained glass insert invites you in and draws the eye to a beautiful view out the living room windows/sliding glass door. This room can fit a nice bit of furniture, has a ceiling fan and leads out to fenced patio area. Interior upgraded include central heat/air, smooth ceilings and laminate flooring. Dining area has window out to the front patio, a great light fixture straight out of HGTV and bright kitchen with skylight, granite countertops, subway tile backsplash, Kohler sink and added cabinets on the back wall incorporating a stack washer/dryer. There is direct access to the finished, upgraded garage area with recessed lights, ceiling exhaust fan and lots of storage space. Back inside, there is an ensuite bedroom on each side of the living room. Both bedrooms enjoy nice outlooks from the windows, feature mirrored closet doors and skylights in the dressing areas and large walk-in showers (no bathtub). Quiet location - this unit is not right next to El Toro Rd! Laguna Woods Village features championship golf on 2 courses, starter clubhouse with cafe and bar, pickleball, tennis, horse stables,



gyms, library, theatre, pools, clubhouses and over 200 clubs to stay active and social! Close proximity to the world class beaches, shops and restaurants in Laguna Beach. CHECK OUT THE 360 VIRTUAL TOUR - CLICK ON THE WHITE CIRCLES TO WALK THROUGH THE HOME, 360 ICON TO WALK OUTSIDE AND RUNNING MAN ICON TO WALK BACK INSIDE

Built in 1972

## Essential Information

MLS® #	OC25143135
Price	\$749,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,250
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Condominium
Style	Cottage
Status	Closed
Listing Agent	Donna Empfield
Listing Office	Laguna Premier Realty Inc.

## Community Information

Address	3205 Via Buena # B
Area	LW - Laguna Woods
Subdivision	Leisure World (LW)
City	Laguna Woods
County	Orange
Zip Code	92637

## Amenities

Amenities	Bocce Court, Clubhouse, Sport Court, Fitness Center, Golf Course, Maintenance Grounds, Billiard Room, Controlled Access, Dog Park, Game Room, Horse Trails, Hot Water, Management, Meeting/Banquet/Party Room,
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	Meeting Room, Other Courts, Paddle Tennis, Pets Allowed, Pickleball, Pool, Recreation Room
Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Connected, Natural Gas Not Available, Underground Utilities
Parking Spaces	2
Parking	Driveway, Garage Faces Front, Garage, Attached Carport, Covered, Direct Access, Door-Single, Garage Door Opener, Guest
# of Garages	1
Garages	Driveway, Garage Faces Front, Garage, Attached Carport, Covered, Direct Access, Door-Single, Garage Door Opener, Guest
View	Neighborhood, Park/Greenbelt, Trees/Woods
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Gated Community, 24 Hour Security, Smoke Detector(s), Gated with Attendant, Gated with Guard, Security Gate, Security Guard

## **Exterior**

Windows	Blinds, Screens, Skylight(s)
Roof	Common Roof

## **Interior**

Interior	Carpet, Laminate
Interior Features	Ceiling Fan(s), Granite Counters, Primary Suite, All Bedrooms Down, Bedroom on Main Level, Dressing Area, Galley Kitchen, Stone Counters
Appliances	Dishwasher, Disposal, Water Heater, Dryer, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer
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 23rd, 2025
Days on Market	6
Short Sale	N

RE / Bank Owned N

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