

# \$1,875,000 - 10 Novilla, Laguna Niguel

MLS® #OC25143975

**\$1,875,000**

4 Bedroom, 3.00 Bathroom, 2,149 sqft

Residential on 0 Acres

Bel Fiore (MHB), Laguna Niguel,

Experience refined coastal living at 10 Novilla, nestled on a tranquil cul-de-sac in the coveted Marina Hills enclave of Laguna Niguel. This meticulously upgraded residence offers four bedrooms and two-and-a-half baths, harmonizing classic Mediterranean architecture with sophisticated, contemporary finishes. Step into a sunlit interior highlighted by new carpeting and fresh designer paint. The open floor plan flows effortlessly from formal living and dining areas to a welcoming family room anchored around a cozy fireplace. The kitchen is designed for both culinary inspiration and gatherings, featuring sweeping views of the lush backyard and distant ocean horizon. Upstairs, the expansive primary suite is thoughtfully appointed with dual walk-in closets, a sparkling chandelier, and a spa-inspired en-suite bath complete with a soaking tub. Three additional bedrooms and a stylish hall bath complete the upper level. Outdoors, enjoy newly landscaped front and rear gardens, a generous grassy area, and custom planter boxes perfect for homegrown herbs and vegetables—all set against panoramic vistas. Recent upgrades include a new A/C system, heating, water heater, exterior paint, garage door, and gates. Residents of Marina Hills have exclusive access to resort-style amenities: a lap pool, spa, BBQ area, clubhouse, tennis and pickleball courts, and a scenic park, all with low HOA fees. With Dana Point Harbor and world-class beaches just minutes away, this is



a rare opportunity to own a beautifully updated home in one of Orange Countyâ€™s most desirable communities.

Built in 1987

## Essential Information

MLS® #	OC25143975
Price	\$1,875,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,149
Acres	0.20
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Michelle Ranieri
Listing Office	RE/MAX Select One

## Community Information

Address	10 Novilla
Area	LNSEA - Sea Country
Subdivision	Bel Fiore (MHB)
City	Laguna Niguel
County	Orange
Zip Code	92677

## Amenities

Amenities	Barbecue, Clubhouse, Meeting Room, Outdoor Cooking Area, Pickleball, Playground, Pool, Spa/Hot Tub, Sport Court, Tennis Court(s), Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Garage, Direct Access, Driveway
# of Garages	3

Garages	Garage, Direct Access, Driveway
View	Neighborhood, Coastline, Ocean
Has Pool	Yes
Pool	Association, Community, Heated
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Plaster, Stucco
Lot Description	Back Yard, Cul-De-Sac, Garden, Landscaped, Lawn, Sprinkler System, Yard
Windows	Plantation Shutters
Roof	Spanish Tile
Construction	Plaster, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Cathedral Ceiling(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Recessed Lighting, Two Story Ceilings, Primary Suite, All Bedrooms Up, Breakfast Area, Instant Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Refrigerator, Disposal, Gas Oven, Gas Range, Water Heater
Heating	Central, ENERGY STAR Qualified Equipment
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	June 24th, 2025
Days on Market	15
Short Sale	N
RE / Bank Owned	N

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