

# **\$580,000 - 23821 Hillhurst Dr # 44, Laguna Niguel**

MLS® #OC25146312

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## **\$580,000**

3 Bedroom, 2.00 Bathroom, 1,145 sqft  
Residential on 0 Acres

Niguel Rancho Condos (NR), Laguna Niguel,

Fantastic value for a home in this beautiful location of Laguna Niguel. Cash Preferred some 20% + down payment, non-warrantable loans may work. No problems with this unit. Great investment for Laguna Niguel with great appreciation potential

Situated in the heart of Laguna Niguel, just off Crown Valley Parkway and Alicia Parkway, this beautifully upgraded 3-story townhome offers unbeatable value, priced better than some 2-bedroom units in the area! Only 3 miles from Monarch Beach and a quick 14-minute drive to Dana Point Harbor, this home places you close to everything coastal Orange County offers.

Step inside and prepare to fall in love. This 3-bedroom (or optional office/den/kids bedroom) home has been thoughtfully remodeled with exceptional attention to detail, showcasing true pride of ownership. The well-designed floor plan is complemented by wood laminate flooring, recessed lighting, neutral paint tones, upgraded doors and hardware, and wide baseboards throughout, creating a warm, inviting atmosphere.

The chef's kitchen is a standout, featuring rich wood cabinetry, quartz countertops, stainless steel Samsung appliances (refrigerator included), a breakfast bar, and ample counter and cabinet space. It seamlessly flows into the living and dining areas—ideal for entertaining or relaxing with



loved ones.

Additional features include:

---Brand new garage door---

---Four remote-controlled heating and A/C units---

---Window blinds throughout---

---New roof (Feb 2024)---

---Brand new plumbing system (2025)---

---Upgraded exterior lighting, fresh landscaping, and new community signage---

---Newer vinyl windows and sliding glass doors---

Enjoy views of Saddleback Mountain and the surrounding South Laguna hills from this hilltop home in the sought-after Rancho Niguel community. Benefit from refreshing ocean breezes and access to two community pool areas. The location is unbeatableâ€”walking distance to shopping, dining, fitness centers, parks, City Hall, the library, and just minutes to the beach.

Practical touches include an oversized private staircase with direct access to a two-car garage, 2 full-size washers and 2 dryers, and plenty of extra storage. With a low monthly HOA, a VERY competitive asking price, and move-in readiness, this home is a rare opportunity and investment you donâ€™t want to miss.

Built in 1973

## **Essential Information**

MLS® #	OC25146312
Price	\$580,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,145
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Closed
Listing Agent	Kevin Smith
Listing Office	First Team Real Estate

### **Community Information**

Address	23821 Hillhurst Dr # 44
Area	LNSLT - Salt Creek
Subdivision	Niguel Rancho Condos (NR)
City	Laguna Niguel
County	Orange
Zip Code	92677

### **Amenities**

Amenities	Pool
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, Concrete, Garage Faces Front, Side By Side
# of Garages	2
Garages	Garage, Concrete, Garage Faces Front, Side By Side
View	Neighborhood, City Lights, Hills, Trees/Woods
Has Pool	Yes
Pool	Association, Community, Gunite
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Exterior	Stucco, Frame
Exterior Features	Rain Gutters

Lot Description	Cul-De-Sac, ThirtySixToFortyUnitsAcre
Windows	Blinds, Double Pane Windows, Screens
Roof	Tile
Construction	Stucco, Frame
Foundation	Slab

## Interior

Interior	Carpet, Laminate
Interior Features	Breakfast Bar, Eat-in Kitchen, Recessed Lighting, Storage, All Bedrooms Up, Solid Surface Counters
Appliances	Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Dryer, Washer, Freezer, Gas Cooktop, High Efficiency Water Heater, Ice Maker, Range Hood, Self Cleaning Oven, Water Heater, Water To Refrigerator
Heating	Ductless, Wall Furnace
Cooling	Ductless, See Remarks, Wall/Window Unit(s)
Fireplaces	None
# of Stories	3
Stories	Three Or More

## School Information

District	Capistrano Unified
Elementary	Moulton
Middle	Niguel
High	Dana Hills

## Additional Information

Date Listed	June 29th, 2025
Days on Market	35
Short Sale	N
RE / Bank Owned	N

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