

\$549,999 - 762 Calle Aragon # A, Laguna Woods

MLS® #OC25148789

\$549,999

2 Bedroom, 2.00 Bathroom, 1,280 sqft
Residential on 0 Acres

Leisure World (LW), Laguna Woods,

Welcome to this beautifully remodeled, easily accessible end-unit Seville model townhouse-style co-op, located in a gated 55+ resort-style active living community. This charming home feels like a single-family residence, with no one above or below, and is priced furnished (think AirBNB with dishes/linens, etc) or can be sold unfurnished. The home features smooth vaulted ceilings and abundant natural light from newer dual-pane windows. Downstairs, elegant wood-look flooring enhances the bright, open layout. The open and remodeled kitchen offers custom cabinetry, a built-in china cabinet, recessed lighting, tile flooring, granite countertops, and a dual-sink with a view. The spacious kitchen is equipped with a glass-top range, microwave, dishwasher, and two refrigerators. A large sliding glass door opens to a private patio surrounded by lush greenspaces, perfect for relaxing with pets. The garden includes a lemon tree, pomegranate, dragon fruit, and colorful flowers. The home has a main-level primary suite, upstairs second suite/loft bedroom, and a large attic with pull-down ladder for storage. Three new (2022) energy-efficient mini-splits provide year-round comfort. Conveniently located with abundant parking right in front (no steps) and a carport (spot #1) with extra storage. As a co-op, the HOA maintains many of the interior elements. Close to shopping, dining, Clubhouse #1, and the community library. Laguna Woods Village boasts



unparalleled amenities, including five heated swimming pools, four hot tubs, seven clubhouses, and a 27-hole championship golf course with a clubhouse, restaurant, and bar. Additional features include a 9-hole par-3 executive course, driving range, EV charging stations, 24-hour security, three fitness centers, and an equestrian center. The community also offers woodshops, art studios (for pottery, glass, lapidary, jewelry, and painting), a performing arts center, RV storage, lawn bowling, a dog park, computer support, paddle tennis, pickleball, and garden centers. Beyond these amenities, the Village is home to over 250 clubs and organizations with activities such as yoga, hiking, dancing, photography, and wine appreciation. A free bus service within the Village and to nearby shopping and medical centers ensures unmatched convenience. Located just minutes from Laguna Beach, the ocean, and major freeways (5, 73 and 405), this property is truly one of Orange County's hidden gems. Water, trash, and basic cable are included in the HOA.

Built in 1966

Essential Information

MLS® #	OC25148789
Price	\$549,999
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,280
Acres	0.02
Year Built	1966
Type	Residential
Sub-Type	Stock Cooperative
Status	Closed
Listing Agent	Melody Smith

Listing Office Anvil Real Estate

Community Information

Address 762 Calle Aragon # A
Area LW - Laguna Woods
Subdivision Leisure World (LW)
City Laguna Woods
County Orange
Zip Code 92637

Amenities

Amenities Clubhouse, Fitness Center, Billiard Room, Bocce Court, Call for Rules, Controlled Access, Dog Park, Electricity, Game Room, Golf Course, Horse Trails, Maintenance Front Yard, Maintenance Grounds, Management, Other Courts, Paddle Tennis, Pets Allowed, Pickleball, Pool, Racquetball, Sport Court

Utilities Electricity Connected, Cable Available, Cable Connected

Parking Spaces 1

Parking Public, Covered

Garages Public, Covered

View Trees/Woods, Park/Greenbelt

Has Pool Yes

Pool Community, Association, Heated, Lap

Security Gated Community, Gated with Attendant, Gated with Guard, 24 Hour Security

Exterior

Lot Description Close to Clubhouse

Windows Double Pane Windows

Interior

Interior Features Balcony, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Attic, Bedroom on Main Level, Breakfast Bar, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Furnished, Main Level Primary, Pull Down Attic Stairs

Appliances Dishwasher, Microwave, Built-In Range, Dryer, Electric Cooktop, Electric Oven, Electric Water Heater, Refrigerator, Washer, Water To Refrigerator

Heating Ductless

Cooling Ductless

Fireplaces None

of Stories 2

Stories Two

School Information

District Saddleback Valley Unified

Additional Information

Date Listed July 9th, 2025

Days on Market 40

Short Sale N

RE / Bank Owned N

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