

# \$975,000 - 25068 El Carrizo, Laguna Niguel

MLS® #OC25174262

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## \$975,000

3 Bedroom, 3.00 Bathroom, 1,342 sqft  
Residential on 0 Acres

Mirador (RN) (RMI), Laguna Niguel,

Welcome to this beautifully updated, move-in ready end-unit townhome in Laguna Niguel's coveted Mirador community. Framed by a lush wraparound yard, the home immediately invites outdoor living—mature fruit trees, tropical landscaping, and thoughtfully designed seating areas create a private garden retreat that feels both tranquil and indulgent.

Inside, natural light fills the thoughtfully upgraded interior, where the kitchen flows seamlessly into the dining and living areas—perfect for everyday life and effortless entertaining. Crisp quartz countertops, a marble tile backsplash, soft-close cabinetry, and an expanded layout elevate the heart of the home. The living room offers peaceful yard views, a slate-framed gas fireplace, and clean lines thanks to custom wall-concealed TV wiring.

A flexible downstairs bedroom—ideal for guests, a home office, or a true third bedroom—overlooks the garden and sits adjacent to a full bath with a frameless glass shower and marble-style porcelain tile, blending coastal charm with contemporary elegance.

Upstairs, the primary suite features soaring ceilings, dual closets including a walk-in, and a dual-sink vanity with granite counters and coordinated tile finishes. The secondary suite offers comfort and style with plantation



shutters, a ceiling fan, and a chic ensuite bath with quartz counters and designer details.

Upgrades throughout include Simonton dual-pane windows, wood-look flooring, LED recessed lighting, high-efficiency toilets, plantation shutters, and a newer HVAC system with booster fans for enhanced upstairs climate control.

The professionally designed wraparound yard is both serene and smart. Meyer lemon, tangelo, passionfruit, fig, apricot, plum, olive, and loquat trees surround multiple seating zones, while a smart B-hyve irrigation system automates watering for pots, planters, and even fountainsâ€”luxury living with ease.

The attached two-car garage offers washer/dryer hookups, custom cabinetry, a deep utility sink, and generous storage.

The HOA covers water, trash, exterior maintenance, roof, termite coverage, structural insurance, and access to the community pool and spaâ€”providing peace of mind and simplifying everyday living.

Residents enjoy close proximity to award-winning schools, hiking trails, premier golf, dining, and world-class beaches. From sunlit mornings in the garden to golden hour walks along the coast, this is Laguna Niguel living at its finest. Welcome home.

Built in 1989

**Essential Information**

|           |            |
|-----------|------------|
| MLS® #    | OC25174262 |
| Price     | \$975,000  |
| Bedrooms  | 3          |
| Bathrooms | 3.00       |

|                |                                |
|----------------|--------------------------------|
| Full Baths     | 3                              |
| Square Footage | 1,342                          |
| Acres          | 0.00                           |
| Year Built     | 1989                           |
| Type           | Residential                    |
| Sub-Type       | Townhouse                      |
| Style          | Contemporary                   |
| Status         | Closed                         |
| Listing Agent  | Kristina Nagel                 |
| Listing Office | Berkshire Hathaway HomeService |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 25068 El Carrizo   |
| Area        | LNLAK - Lake Area  |
| Subdivision | Mirador (RN) (RMI) |
| City        | Laguna Niguel      |
| County      | Orange             |
| Zip Code    | 92677              |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Pool, Spa/Hot Tub  |
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2  |
| Parking        | Direct Access, Garage Faces Front, Garage, Garage Door Opener, Door-Multi      |
| # of Garages   | 2  |
| Garages        | Direct Access, Garage Faces Front, Garage, Garage Door Opener, Door-Multi      |
| View           | Park/Greenbelt, Trees/Woods  |
| Has Pool       | Yes  |
| Pool           | Community, Association   |

## Exterior

|                 |  |
|-----------------|--|
| Exterior        | Concrete, Drywall, Stucco  |
| Lot Description | Back Yard, Front Yard, Garden, Corner Lot, Greenbelt, Landscaped, Secluded, Yard |
| Windows         | Double Pane Windows, ENERGY STAR Qualified Windows                               |
| Roof            | Tile   |
| Construction    | Concrete, Drywall, Stucco  |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Laminate  |
| Interior Features | Breakfast Bar, Balcony, Ceiling Fan(s), High Ceilings, Open Floorplan, Bedroom on Main Level, Walk-In Closet(s), Cathedral Ceiling(s), Pantry, Recessed Lighting, Separate/Formal Dining Room |
| Appliances        | Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater  |
| Heating           | Central, High Efficiency, Zoned   |
| Cooling           | Central Air, High Efficiency, Zoned   |
| Fireplace         | Yes   |
| Fireplaces        | Living Room, Great Room   |
| # of Stories      | 2   |
| Stories           | Two   |

### **School Information**

|            |                    |
|------------|--------------------|
| District   | Capistrano Unified |
| Elementary | Marian Bergeson    |
| Middle     | Aliso Viejo        |
| High       | Aliso Niguel       |

### **Additional Information**

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 19th, 2025 |
| Days on Market  | 12              |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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