

\$338,000 - 465 Avenida Sevilla # C, Laguna Woods

MLS® #OC25190668

\$338,000

2 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0 Acres

Leisure World (LW), Laguna Woods,

GREAT CONVENIENT LOCATION!

Wonderful Ground Level "MAJORCA" Model with NO STAIRS and a Large Enclosed Patio providing an extra living space directly off the living room (APPROX. 8 by 20), which is not included in the sq. ft. Set back from the streets and carports, this home is in a very peaceful location. It is immaculate and shows pride of ownership..MOVE RIGHT IN! Features include a washer and dryer, laminate wood flooring, and double-pane windows throughout, smooth Ceilings, and vertical blinds. This model has always been the best value you can find in the Village for a two-bedroom / two-bath single-level walk-in home...The master suite can accommodate king-size furniture. Both the master and guest bath have walk-in showers. The large enclosed patio with tile flooring would make a great office, craft room, game room, or just a nice bright sitting room... You will love the convenient location, right next door to Clubhouse three, with easy access to Popular Amenities like Clubhouse 1, Medical Facilities, Shopping, restaurants, and more! There is a large parking lot for guests, and if you have a second car, you can park there too. Also, a beautiful green belt approaches the entrance of this lovely home. The carport is conveniently located close by with storage. Add all this to the amenities offered by Laguna Woods Village. You have a winning combination - 27 hole championship golf course or the 9-hole executive par three courses, tennis, paddle tennis, lawn bowling,



two fitness centers, seven clubhouses, five swimming pools, an equestrian center, gardening opportunities, an art studio, world-class woodshop, over 200 clubs and organizations, ensuring you will never get bored here! Plus, free bus transportation around the community, nearby shopping, and bus trips. Also, there is a very economical RV storage area to park your RV. Country Club Living is at its BEST and just approximately 6 miles from beautiful Laguna Beach! There is something for everyone. SEE VIRTUAL TOUR and 3D TOUR* CARPORT #356 SPACE 11

Built in 1964

Essential Information

MLS® #	OC25190668
Price	\$338,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.00
Year Built	1964
Type	Residential
Sub-Type	Stock Cooperative
Style	Traditional, Contemporary
Status	Closed
Listing Agent	Jennifer Heflin
Listing Office	Laguna Premier Realty Inc.

Community Information

Address	465 Avenida Sevilla # C
Area	LW - Laguna Woods
Subdivision	Leisure World (LW)
City	Laguna Woods
County	Orange
Zip Code	92637

Amenities

Amenities	Pool, Billiard Room, Bocce Court, Clubhouse, Electricity, Fitness Center, Game Room, Golf Course, Horse Trails, Hot Water, Maintenance Grounds, Meeting/Banquet/Party Room, Meeting Room, Other Courts, Paddle Tennis, Pets Allowed, Pickleball, Picnic Area, Recreation Room, RV Parking, Sport Court
Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Connected, Natural Gas Not Available
Parking Spaces	1
Parking	Assigned, Carport, Detached Carport, Guest, Storage
Garages	Assigned, Carport, Detached Carport, Guest, Storage
View	Trees/Woods, Park/Greenbelt
Has Pool	Yes
Pool	Community, In Ground, Association, Heated, Lap, Pool Cover
Security	Security Gate, Gated Community, Smoke Detector(s), Gated with Attendant, Gated with Guard, 24 Hour Security

Exterior

Lot Description	Street Level, Close to Clubhouse, Cul-De-Sac
Windows	Double Pane Windows, Blinds, Screens
Roof	Composition, Common Roof
Foundation	Slab

Interior

Interior	Laminate, Tile
Interior Features	Ceiling Fan(s), Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Storage
Appliances	Dishwasher, Electric Oven, Disposal, Refrigerator, Dryer, Washer, Electric Cooktop
Heating	Heat Pump
Cooling	Heat Pump
Fireplaces	None
# of Stories	2
Stories	One

School Information

District	Saddleback Valley Unified
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Additional Information

Date Listed	August 22nd, 2025
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Days on Market	16
Short Sale	N
RE / Bank Owned	N

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