

\$339,000 - 46 Calle Aragon # S, Laguna Woods

MLS® #OC25193532

\$339,000

2 Bedroom, 2.00 Bathroom, 1,009 sqft
Residential on 0 Acres

Leisure World (LW), Laguna Woods,

Serenity and tree tops views greet you when you walk into this well-loved beautiful home (2bd/2ba). The upstairs Casa Blanca model has a spacious living room and offers direct access to your oversized balcony. Enjoy the peaceful views while you drink your morning coffee. The primary bedroom has an en-suite bathroom and plenty of closet space. Your private en-suite bathroom has been remodeled with new cabinets, quartz countertop, new bathtub/shower and modern bathroom mirror with a hidden recessed cabinet. A stackable full sized washer/dryer also has been installed for your convenience. Other great features include double paned windows/sliding glass doors, laminate flooring, remodeled shower in guest bathroom, and an updated AC/heating wall unit. Conveniently located, this home is near Laguna Beach and offers easy access to all the community amenities such as: 27-hole golf course, tennis courts, separate pickle ball courts, five swimming pools, three fitness centers, seven clubhouses including Clubhouse 4 offering amazing classes in art, ceramics, wood shop, jewelry-making, and sewing, and much more. An added bonus, walk from your home to both Clubhouse 1 and 3. Whether you enjoy socializing with neighbors or pursuing your favorite hobbies, Laguna Woods Village offers something for everyone. The HOA includes water, sewer, trash, cable TV and landscaping. Don't miss the opportunity to own a move-in ready home in the most sought after 55+ community



in Orange County.

Built in 1965

Essential Information

| | |
|----------------|---------------------------|
| MLS® # | OC25193532 |
| Price | \$339,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Square Footage | 1,009 |
| Acres | 0.02 |
| Year Built | 1965 |
| Type | Residential |
| Sub-Type | Stock Cooperative |
| Status | Closed |
| Listing Agent | Lisa Mills |
| Listing Office | Century 21 Rainbow Realty |

Community Information

| | |
|-------------|---------------------|
| Address | 46 Calle Aragon # S |
| Area | LW - Laguna Woods |
| Subdivision | Leisure World (LW) |
| City | Laguna Woods |
| County | Orange |
| Zip Code | 92637 |

Amenities

| | |
|----------------|---|
| Amenities | Bocce Court, Billiard Room, Clubhouse, Controlled Access, Game Room, Meeting Room, Management, Pool, Pet Restrictions, Recreation Room, Spa/Hot Tub, Security, Tennis Court(s), Fitness Center, Golf Course, Guard, Meeting/Banquet/Party Room, Paddle Tennis, Pets Allowed, Pickleball, RV Parking |
| Utilities | Water Connected, Sewer Connected |
| Parking Spaces | 1 |
| Parking | Carport |
| Garages | Carport |
| View | Neighborhood, Trees/Woods |
| Has Pool | Yes |

| | |
|----------|--|
| Pool | Association |
| Security | Gated with Guard, Smoke Detector(s), Gated Community |

Exterior

| | |
|-----------------|---------------------|
| Lot Description | Close to Clubhouse |
| Windows | Double Pane Windows |

Interior

| | |
|-------------------|---|
| Interior | Laminate |
| Interior Features | Ceiling Fan(s), Primary Suite, Balcony |
| Appliances | Dishwasher, Disposal, Microwave, Refrigerator, Water Heater, Dryer, Washer, Electric Cooktop, Electric Oven |
| Heating | Radiant, Wall Furnace |
| Cooling | Wall/Window Unit(s) |
| Fireplaces | None |
| # of Stories | 1 |
| Stories | One |

School Information

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|----------|---------------------------|
| District | Saddleback Valley Unified |
|----------|---------------------------|

Additional Information

| | |
|-----------------|-------------------|
| Date Listed | August 14th, 2025 |
| Days on Market | 19 |
| Short Sale | N |
| RE / Bank Owned | N |

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