

# \$1,550,000 - 22822 Camerona Road, Laguna Niguel

MLS® #OC25195247

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## \$1,550,000

3 Bedroom, 2.00 Bathroom, 1,642 sqft  
Residential on 0 Acres

Monarch Summit II (MS2), Laguna Niguel,

Welcome to Monarch Summit II, a highly sought-after 55+ community in the hills of Laguna Niguel. This single-story home offers hillside views from a serene, single-loaded street just one mile from the coast—close enough to enjoy the sea breeze, yet far enough to avoid beach traffic and noise. Beautifully updated, the home features an open kitchen and great room with peek-a-boo ocean views, Carrera marble counters, custom cabinetry, a beverage wet bar, and wine cooler. Enjoy modern comforts including new flooring, recessed LED lighting, marble fireplace, Andersen windows and doors, remodeled bathrooms, and an extended patio with flagstone flooring and a motorized courtyard awning for indoor-outdoor living. Energy efficiency abounds with 23 solar panels, 2 Tesla Powerwalls, an EV charger, a 2024 heat pump and A/C, central air purifier, Rinnai tankless water heater, and a newer roof. Monarch Summit II offers a peaceful, landscaped setting with active yet quiet neighbors—making this a rare opportunity to own a coastal retreat with resort-style living.



Built in 1976

## Essential Information

MLS® #	OC25195247
Price	\$1,550,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,642
Acres	0.08
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Judy Parsons
Listing Office	Compass

### **Community Information**

Address	22822 Camerona Road
Area	LNSMT - Summit
Subdivision	Monarch Summit II (MS2)
City	Laguna Niguel
County	Orange
Zip Code	92677

### **Amenities**

Amenities	Billiard Room, Clubhouse, Maintenance Grounds, Pool, Spa/Hot Tub, Trash, Maintenance Front Yard, Meeting Room, Recreation Room
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Phone Available
Parking Spaces	4
Parking	Direct Access, Door-Single, Garage Faces Front, Garage
# of Garages	2
Garages	Direct Access, Door-Single, Garage Faces Front, Garage
View	Ocean, Peek-A-Boo
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s)

### **Exterior**

Exterior	Stucco
Exterior Features	Awning(s), Rain Gutters
Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows

Roof	Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Vinyl
Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Breakfast Bar, Eat-in Kitchen, Separate/Formal Dining Room, Stone Counters
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Microwave, Electric Water Heater, Range Hood, Self Cleaning Oven, Tankless Water Heater, Vented Exhaust Fan
Heating	Heat Pump, Solar
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	July 11th, 2025
Days on Market	12
Short Sale	N
RE / Bank Owned	N

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