

\$5,500 - 10 Ashburton Place, Laguna Niguel

MLS® #OC25200520

\$5,500

3 Bedroom, 3.00 Bathroom, 2,143 sqft

Residential Lease on 0 Acres

Beacon Hill Highlands (BHH), Laguna Niguel,

WELCOME HOME to the Prestigious Area of the Highlands in Beacon Hill. You will enjoy entertaining in the lovely upgraded view home with double door entry, 5" baseboards and designer Paint color accenting the laminated wood-like flooring thru-out. Large dining area in the Formal Living Room with recessed lighting and Fireplace overlooking an entertaining patio with FOREVER VIEWS!

Upgraded kitchen with newer stainless steel appliances, Granite Counters offers a Kitchen Nook . a Garden Window and overlooks the Family Room. FULL SIZE DRIVEWAY gives direct access to 2 car garage with epoxy flooring, Shutters thru-out the main floor including the SPACIOUS MAIN FLOOR PRIMARY BEDROOM ENSUITE with its double door entry, sitting area with fireplace. Enjoy the OCEAN Breezes when opening the slider to patio with the same forever views as Living Room. The PRIMARY BEDROOM offers a large dressing area, separate walk-in shower and water closet, dual sinks, lots of storage with the dual mirrored wardrobe closets. Ceiling Fans in all Bedrooms, SECOND FLOOR provides 2 Additional Bedrooms with a Upgraded Jack and Jill Bathroom. The Front Bedroom has a walk-in closet with a double door slider to a Viewing Deck to enjoy the Morning Sunrises. You won't be disappointed with this Beautiful Air Conditioned Home in the BEST LOCATION! ADDITIONAL FEATURES to enjoy - HOA Amenities including a POOL, SPA, TENNIS



COURTS, PARKS and more. The schools are top rated with shopping and ocean close by. Refrigerator/Washer/Dryer Gardener/HOA dues paid by Residential Provider.

Built in 1985

Essential Information

MLS® #	OC25200520
Price	\$5,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,143
Acres	0.17
Year Built	1985
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Listing Agent	Terry Matheus
Listing Office	Regency Real Estate Brokers

Community Information

Address	10 Ashburton Place
Area	LNSLT - Salt Creek
Subdivision	Beacon Hill Highlands (BHH)
City	Laguna Niguel
County	Orange
Zip Code	92677

Amenities

Amenities	Pool, Tennis Court(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Association Dues, Gardener
Parking Spaces	2
Parking	Concrete, Direct Access, Driveway, Garage Faces Front, Garage Door Opener

# of Garages	2
Garages	Concrete, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener
View	City Lights, Hills, Canyon, Meadow, Ocean, Panoramic, Peek-A-Boo, Valley
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Wood Siding
Lot Description	ZeroToOneUnitAcre, Back Yard, Cul-De-Sac, Front Yard, Sprinklers Timer, Sprinkler System, Corner Lot, Near Park, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Street Level
Windows	Blinds, Screens, Shutters, Garden Window(s), Skylight(s)
Roof	Tile
Construction	Wood Siding
Foundation	Slab

Interior

Interior	Laminate
Interior Features	Breakfast Bar, Breakfast Area, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Recessed Lighting, Storage, Dressing Area, Eat-in Kitchen, Granite Counters, High Ceilings, Main Level Primary, Primary Suite, Solid Surface Counters, Unfurnished
Appliances	Dishwasher, Electric Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Dryer, Washer, Free-Standing Range, Water Heater
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas Starter, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Malcolm
Middle	Niguel Hills
High	Dana Hills

Additional Information

Date Listed September 5th, 2025

Days on Market 6

Short Sale N

RE / Bank Owned N

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