

\$1,175,000 - 22876 Montalvo Road, Laguna Niguel

MLS® #OC25228258

\$1,175,000

2 Bedroom, 2.00 Bathroom, 1,369 sqft
Residential on 0 Acres

Monarch Summit II (MS2), Laguna Niguel,

Newly remodeled and thoughtfully upgraded throughout, this prized single level beauty is a private oasis, ideally situated at the end of a quiet cul-de-sac, a Crown Jewel superbly located in the highly desirable 55+ Monarch Summit II community, offering the very best in coastal living! Pass through the private gated courtyard welcoming you to the home. Step inside and soak in the light filled freshly painted interior boasting new wide plank laminate floors, LED recessed lighting, vaulted ceilings, and an open concept, well-designed, floor plan with direct access to outdoor spaces from every room, creating a superb living environment. The living room is the perfect gathering space around the centerpiece fireplace and is open to the dining area with direct access to the backyard patio creating an ideal indoor-outdoor living space perfect for entertaining. The sparkling kitchen is a dream with new Quartz countertops, updated hardware and pulls, matching stainless steel appliances, new faucet, and a sunny breakfast nook which opens to the front courtyard, a soothing space for morning coffee with a loved one. The primary bedroom suite is a tranquil retreat with vaulted ceilings, direct access to the backyard patio, two closets with updated closet doors and built-in closet organizers, and a sleek updated primary bathroom with Quartz topped dual vanity, new faucets and hardware, updated lighting, and a gorgeous, newly remodeled step-in shower with frameless glass enclosure, custom tile surround, and new



shower fixtures. The secondary bedroom also has high vaulted ceilings, sliders opening to the private front courtyard, and mirrored closet doors. The guest bath has been stylishly updated with new faucet and fixtures, updated lighting, and a vibrant step-in shower enclosure with frameless glass enclosure, custom tiled surround, and new shower fixtures. The private backyard patio with peek-a-boo views takes full advantage of the cool ocean breezes providing the perfect peaceful setting for relaxing and BBQing with friends and family. The convenient direct access two car garage boasts epoxy floors, pull-down ladder access to attic, and built in storage cabinets. Community amenities include clubhouse, pool, and spa, perched atop one of the tallest coastal peaks with spectacular views! Close to hiking & biking trails, local viewpoints including Seaview Park Trail & Overlook, golfing, shopping, dining, and just minutes from world class beaches & Dana Point Harbor.

Built in 1976

Essential Information

MLS® #	OC25228258
Price	\$1,175,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,369
Acres	0.06
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jordan Bennett
Listing Office	Regency Real Estate Brokers

Community Information

Address	22876 Montalvo Road
Area	LNSMT - Summit
Subdivision	Monarch Summit II (MS2)
City	Laguna Niguel
County	Orange
Zip Code	92677

Amenities

Amenities	Maintenance Grounds, Picnic Area, Clubhouse, Pool, Spa/Hot Tub, Trail(s)
Parking Spaces	2
Parking	Garage, Direct Access
# of Garages	2
Garages	Garage, Direct Access
View	Mountain(s), Neighborhood, Peek-A-Boo
Waterfront	Ocean Side Of Freeway
Has Pool	Yes
Pool	Association, Community

Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Landscaped, Yard, Cul-De-Sac, Greenbelt, Lawn, Near Park
Windows	Double Pane Windows
Roof	Composition
Construction	Stucco

Interior

Interior	Laminate
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Breakfast Area, Cathedral Ceiling(s), Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Range, Microwave, Refrigerator, Dryer, Washer, SixBurnerStove
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

School Information

District Capistrano Unified

Additional Information

Date Listed September 23rd, 2025

Days on Market 63

Short Sale N

RE / Bank Owned N

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