

# **\$1,049,999 - 4 Chandon, Laguna Niguel**

MLS® #OC25229129

**\$1,049,999**

3 Bedroom, 3.00 Bathroom, 1,536 sqft

Residential on 0 Acres

Chandon (MHC), Laguna Niguel,

**STRATEGIC PRICE REDUCTION!**

Welcome to your dream home at 4 Chandon in the prestigious Chandon community of Marina Hills, Laguna Niguel! This rarely available, model-perfect 1,536 square foot condo-townhouse seamlessly blends elegance, modern comfort, and coastal living, located just 4 miles from Salt Creek Beach and minutes from Doheny State Beach and the revitalized Dana Point Harbor. The spacious layout features three generously sized bedrooms and three beautifully appointed bathrooms, with one bedroom and bathroom conveniently located downstairs. Exquisite laminate hardwood flooring, recessed lighting, and a cozy fireplace in the inviting living area create a sophisticated ambiance. The gourmet kitchen is fully equipped with premium counters, a gas stove, gas oven, new dishwasher, refrigerator, and a charming breakfast nook, perfect for casual dining or culinary enthusiasts. The primary suite offers a walk-in closet and a luxurious ensuite bathroom with double sinks for ultimate comfort. With over \$75,000 in upgrades, including new windows, sliding glass doors, dishwasher, and refrigerator, this home has been repiped and revented in the laundry rooms and includes central heating, air conditioning, and washer/dryer hookups for year-round convenience. Situated on a prime corner lot along a greenbelt, this condo offers privacy and proximity to the community's



stunning pool, spa, and common hot tub. Enjoy an active and vibrant lifestyle with access to the Marina Hills Recreational Facility, featuring a clubhouse, pool, pickleball court, tennis court, BBQs, and a large park. The private patio and yard provide a serene outdoor retreat, perfect for relaxation or entertaining. The HOA includes membership to these exceptional amenities, enhancing the coastal living experience in the beautiful, safe, and vibrant Laguna Niguel community.

Additional features include an attached two-car garage for convenience and storage. Located just minutes from premier beaches, dining, and entertainment at Dana Point Harbor, this exceptional property at 4 Chandon offers luxury and coastal charm. Don't miss the opportunity to experience life at its finest in one of Laguna Niguel's most sought-after communities!

Built in 1989

## Essential Information

|                |  |
|----------------|--|
| MLS® #         | OC25229129                             |
| Price          | \$1,049,999                            |
| Bedrooms       | 3                                      |
| Bathrooms      | 3.00                                   |
| Full Baths     | 3                                      |
| Square Footage | 1,536                                  |
| Acres          | 0.00                                   |
| Year Built     | 1989                                   |
| Type           | Residential                            |
| Sub-Type       | Townhouse                              |
| Status         | Closed                                 |
| Listing Agent  | Darren Shepherd                        |
| Listing Office | eXp Realty of Southern California, Inc |

## Community Information

|         |                    |
|---------|--------------------|
| Address | 4 Chandon          |
| Area    | LNSLT - Salt Creek |

|             |               |
|-------------|---------------|
| Subdivision | Chandon (MHC) |
| City        | Laguna Niguel |
| County      | Orange        |
| Zip Code    | 92677         |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Clubhouse, Pickleball, Picnic Area, Playground, Pool, Sauna, Spa/Hot Tub, Sport Court, Tennis Court(s) |
| Utilities      | Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Electricity Connected        |
| Parking Spaces | 2  |
| Parking        | Garage, Door-Multi   |
| # of Garages   | 2  |
| Garages        | Garage, Door-Multi   |
| View           | None   |
| Has Pool       | Yes  |
| Pool           | Association, Community   |
| Security       | Smoke Detector(s)  |

## Exterior

|                 |                     |
|-----------------|---------------------|
| Exterior        | Stucco              |
| Lot Description | Landscaped          |
| Windows         | Double Pane Windows |
| Roof            | Tile                |
| Construction    | Stucco              |

## Interior

|                   |   |
|-------------------|---|
| Interior          | See Remarks   |
| Interior Features | High Ceilings, Primary Suite, Bedroom on Main Level, Eat-in Kitchen, Recessed Lighting, Stone Counters, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Gas Range, Disposal, Freezer, Gas Oven, Ice Maker, Microwave, Refrigerator, Water Heater, Water To Refrigerator |
| Heating           | Central   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| Fireplaces        | Living Room   |
| # of Stories      | 2   |
| Stories           | Two   |

## School Information

|            |                    |
|------------|--------------------|
| District   | Capistrano Unified |
| Elementary | George White       |
| Middle     | Niguel Hills       |
| High       | Dana Hills         |

## Additional Information

|                 |                      |
|-----------------|----------------------|
| Date Listed     | September 30th, 2025 |
| Days on Market  | 67                   |
| Short Sale      | N                    |
| RE / Bank Owned | N                    |

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