

# \$1,200,000 - 11 Costa Brava, Laguna Niguel

MLS® #OC25254981

**\$1,200,000**

3 Bedroom, 2.00 Bathroom, 1,907 sqft

Residential on 12 Acres

Riviera (BB) (BRI), Laguna Niguel,

MAJOR PRICE REDUCTION! NOW OFFERED AT \$1,200,000 â€“ BEST VALUE IN BEAR BRAND! Welcome to 11 Costa Brava â€“ Coastal Elegance in Laguna Niguel! This beautifully upgraded single-level, upper CORNER unit in the highly sought-after Riviera community of Bear Brand Ranch offers exceptional space, privacy, and Natural light. Featuring 3 bedrooms, 2 baths, and approx. 1,907 sq. ft., this rare model boasts soaring ceilings, clerestory windows, skylights, and an open, bright floor plan ideal for comfortable everyday living and effortless entertaining. The entire home has been freshly painted with brand-new carpet just installed. The inviting living and dining areas share a cozy two-sided fireplace and open through French doors to an expansive 570+ sq. ft. wrap-around deck with peekaboo ocean viewsâ€“perfect for al fresco dining, gatherings, or enjoying cool coastal breezes year-round. The kitchen with breakfast nook flows into a sunny family room for relaxed living. The spacious primary suite features high ceilings, a charming window seat, and a remodeled bath with stone counters, glass-enclosed shower, and walk-in closet. Bedroom two includes a custom Murphy bed, and bedroom three (currently an office) can easily convert back to a full bedroom. Additional highlights include: â€¢ Two-car garage with built-in cabinets + full driveway. â€¢ Laundry room with pull-down attic access. â€¢ Plantation shutters throughout. â€¢ FHA & VA-approved



community. Enjoy a resort-style pool and spa in a peaceful, private setting—just minutes from Dana Point Harbor, world-class beaches, and Ocean Ranch Village (Trader Joe's, dining, theaters, and more). Homes like this RARELY come to market. With the NEW \$1,200,000 price, this is the best coastal opportunity in Laguna Niguel. Come see this jewel before it's gone!

Built in 1988

## Essential Information

MLS® #	OC25254981
Price	\$1,200,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,907
Acres	11.73
Year Built	1988
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Amitabh Sharma
Listing Office	Coldwell Banker Realty

## Community Information

Address	11 Costa Brava
Area	LNSLT - Salt Creek
Subdivision	Riviera (BB) (BRI)
City	Laguna Niguel
County	Orange
Zip Code	92677

## Amenities

Amenities	Pool, Spa/Hot Tub
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer

	Connected, Water Connected
Parking Spaces	2
Parking	Door-Multi, Direct Access, Garage, Garage Door Opener, Side By Side
# of Garages	2
Garages	Door-Multi, Direct Access, Garage, Garage Door Opener, Side By Side
View	Hills, Mountain(s), Neighborhood, Peek-A-Boo
Has Pool	Yes
Pool	In Ground, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Corner Lot
Windows	Plantation Shutters, Shutters
Roof	Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Breakfast Bar, Balcony, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Up, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Attic, Living Room Deck Attached
Appliances	Double Oven, Dishwasher, Free-Standing Range, Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater, Dryer, Washer, Gas Water Heater
Heating	Central, Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	John Malcom
Middle	Niguel Hills
High	Dana Hills

## Additional Information

Date Listed November 6th, 2025

Days on Market 53

Short Sale N

RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of February 12th, 2026 at 8:56am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.