

# \$989,000 - 23002 Via Cruz, Laguna Niguel

MLS® #OC25255994

---

## \$989,000

2 Bedroom, 2.00 Bathroom, 1,589 sqft  
Residential on 0 Acres

Villa Pacifica (VP), Laguna Niguel,

Nestled in the Villa Pacifica community of Niguel Summit, this detached single level home offers a quiet and comfortable coastal living experience. A gated front courtyard welcomes you with privacy and a peaceful outdoor space that sets the tone upon arrival. Inside, the main living and dining area is centered around a fireplace and natural light, creating a relaxed atmosphere for daily living. The home features two bedrooms, two full bathrooms, and an attached two car garage with direct access. The interior has been lovingly cared for over the years and is ready for your personal touch, providing a wonderful opportunity to create a look and feel that reflects your own style. The Villa Pacifica community also offers a pool and spa for residents to enjoy. Nearby walking trails provide opportunities to enjoy the outdoors, and downtown Laguna Beach is just a short drive away. El Niguel Golf Club, Monarch Bay Club, resort destinations, restaurants, and shopping are all conveniently close. Just minutes down the road, Dana Point is in the midst of an exciting harbor revitalization, bringing updated waterfront dining, boutique shops, boating, and year-round coastal events to the area. And for beach lovers, Salt Creek Beach is easily accessible via the Salt Creek Beach parking lot, making quick beach outings or sunset walks effortless. The setting, community amenities, and coastal access all come together to create a relaxed and inviting place to call home.



Built in 1976

## Essential Information

MLS® #	OC25255994
Price	\$989,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,589
Acres	0.11
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home
Status	Closed
Listing Agent	Helena Noonan
Listing Office	Compass

## Community Information

Address	23002 Via Cruz
Area	LNSMT - Summit
Subdivision	Villa Pacifica (VP)
City	Laguna Niguel
County	Orange
Zip Code	92677

## Amenities

Amenities	Clubhouse, Pool, Spa/Hot Tub, Maintenance Front Yard, Management
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Multi, Driveway, Garage Faces Front, Garage, Garage Door Opener
# of Garages	2
Garages	Door-Multi, Driveway, Garage Faces Front, Garage, Garage Door Opener
View	Neighborhood, Trees/Woods
Has Pool	Yes
Pool	In Ground, Association, Community, Fenced
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters, Lighting
Lot Description	Cul-De-Sac, Front Yard, Sprinklers In Front
Windows	Blinds
Roof	Tile
Construction	Stucco
Foundation	Slab

### **Interior**

Interior	Carpet, Vinyl
Interior Features	Built-in Features, Separate/Formal Dining Room, Eat-in Kitchen, Tile Counters, Bedroom on Main Level, Main Level Primary
Appliances	Dishwasher, Electric Oven, Disposal, Microwave, Refrigerator, Water Heater, Freezer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
Elementary	Moulton
Middle	Niguel Hills
High	Dana Hills

### **Additional Information**

Date Listed	November 4th, 2025
Days on Market	11
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 11th, 2026 at 4:56am PDT. 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.