

# **\$318,000 - 622 Avenida Sevilla # B, Laguna Woods**

MLS® #OC25259998

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## **\$318,000**

2 Bedroom, 2.00 Bathroom, 1,009 sqft  
Residential on 0 Acres

Leisure World (LW), Laguna Woods,

POPULAR "CASA LINDA" MODEL CLOSE TO THE CREEK! This inviting 2-bed, 2-bath single-level home, freshly painted, offers a peaceful, tree-lined setting and an easy, low-maintenance lifestyle. From the sidewalk, you can enter with NO STAIRS. A spacious living room welcomes you and opens to the extended, walled patio through a wide sliding glass door, perfect for morning coffee and evening breezes. The adjacent dining area flows into a cheerful kitchen with crisp white cabinetry, solid-surface counters, a wall oven, an electric cooktop, and a handy serving/desk counter beneath the ceiling light panel. Both bedrooms are nicely sized. The primary suite enjoys an expansive dressing area with mirrored wardrobes, a built-in vanity, and a separate step-in shower. The guest bedroom also has a slider to the patio, creating extraordinary indoor-outdoor living. The hall bath features a tub/shower combo. Additional highlights include crown molding, updated, neutral paint, easy-care flooring, abundant closet space, and the convenience of an in-unit stackable washer/dryer. Relax on the private-feeling patio framed by mature landscaping and a retractable shade, then head out to nearby walking paths and the creek. You won't want to miss seeing it! Add all of this to the Laguna Woods Village lifestyle, and you have a winning combination. Enjoy a 27 hole championship golf course and a nine hole executive course, tennis, pickleball, paddle tennis, lawn bowling, two



fitness centers, seven clubhouses, five swimming pools, an equestrian center, garden centers, an art studio, a world class woodshop, more than two hundred clubs and organizations, free bus service within the community and to nearby shopping, convenient RV parking, and you are approximately six miles from beautiful Laguna Beach. Country Club Living at its BEST!  
Carport 455 Space 2

Built in 1966

### Essential Information

MLS® #	OC25259998
Price	\$318,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,009
Acres	0.02
Year Built	1966
Type	Residential
Sub-Type	Stock Cooperative
Style	Traditional
Status	Closed
Listing Agent	Jennifer Heflin
Listing Office	Laguna Premier Realty Inc.

### Community Information

Address	622 Avenida Sevilla # B
Area	LW - Laguna Woods
Subdivision	Leisure World (LW)
City	Laguna Woods
County	Orange
Zip Code	92637

### Amenities

Amenities	Billiard Room, Bocce Court, Clubhouse, Controlled Access, Dog Park, Game Room, Golf Course, Guard, Horse Trails, Hot Water, Maintenance Front Yard,
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	Maintenance Grounds, Management, Meeting Room, Other Courts, Paddle Tennis, Pets Allowed, Pickleball, Pool, RV Parking, Sport Court
Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Connected, Natural Gas Not Available
Parking Spaces	1
Parking	Assigned, Carport, Covered, Detached Carport, Guest, One Space, Storage
Garages	Assigned, Carport, Covered, Detached Carport, Guest, One Space, Storage
View	Park/Greenbelt, Trees/Woods
Has Pool	Yes
Pool	Association, Community, Heated, Lap, Pool Cover
Security	Gated Community, Gated with Attendant, Gated with Guard, Security Gate, Security Lights, Smoke Detector(s), 24 Hour Security

## Exterior

Exterior Features	Rain Gutters
Lot Description	Greenbelt, Street Level
Windows	Screens
Roof	Tile
Foundation	Slab

## Interior

Interior	Carpet, Laminate
Interior Features	Storage, Bedroom on Main Level, Built-in Features, Crown Molding, Main Level Primary, Primary Suite, Recessed Lighting, Unfurnished
Appliances	Disposal, Refrigerator, Water Heater, Dishwasher, Dryer, Electric Cooktop, Electric Oven, Freezer, Range Hood, Vented Exhaust Fan, Washer
Heating	Heat Pump, Radiant
Cooling	Wall/Window Unit(s), Heat Pump
Fireplaces	None
# of Stories	2
Stories	One

## School Information

District	Saddleback Valley Unified
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## Additional Information

Date Listed	November 7th, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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