

\$1,395,000 - 22902 Via Cruz, Laguna Niguel

MLS® #OC26027694

\$1,395,000

3 Bedroom, 2.00 Bathroom, 1,428 sqft
Residential on 0 Acres

Villa Pacifica (VP), Laguna Niguel,

Step into luxury coastal living in the sought-after Flying Clouds at Villa Pacifica community of Laguna Niguel. This exquisitely upgraded single-level home offers 3 bedrooms, 2 baths, and a versatile third room ideal as a home office, guest room or 3rd bedroom, all with stunning unobstructed canyon hillside views and refreshing ocean breezes. Enter through a large, private enclosed courtyard featuring a tranquil fountain and serene hillside views. Double doors welcome you into a bright and spacious living room with vaulted beamed ceilings, abundant natural light, and a cozy gas fireplace—perfect for relaxing or entertaining. The upgraded open-concept kitchen is a showpiece, featuring custom cabinetry, stainless steel appliances, granite countertops, a breakfast bar, modern fixtures, recessed lighting, and direct access to the side yard. With no walls separating the kitchen and dining area, the space flows seamlessly for effortless entertaining and everyday living. The primary suite boasts vaulted ceilings, expansive canyon views, and generous wardrobe space. Standout features include a brand new roof, new double-pane Milgard windows, premium luxury vinyl flooring, fresh paint throughout, a beautifully upgraded open concept kitchen and a recently resurfaced driveway. Additional highlights include a two-car attached garage with direct access to the kitchen and side yard, plus a private courtyard ideal for morning coffee or evening



relaxation. Residents enjoy resort-style amenities including a pool, spa, and clubhouse, all within a quiet and secure neighborhood, just minutes from Badlands Park. This exceptional home embodies the Laguna Niguel lifestyle, offering a perfect blend of elegance, comfort, and coastal charm.

Built in 1976

Essential Information

MLS® #	OC26027694
Price	\$1,395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,428
Acres	0.11
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Giselle Davis
Listing Office	HomeSmart, Evergreen Realty

Community Information

Address	22902 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
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Connected

Parking Spaces	4
Parking	Driveway, Garage, Guest
# of Garages	2
Garages	Driveway, Garage, Guest
View	City Lights, Hills, Canyon
Waterfront	Ocean Side Of Freeway
Has Pool	Yes
Pool	Community, Association
Security	Prewired, Smoke Detector(s), Security System

Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Timer
Windows	Double Pane Windows, Screens
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Vinyl
Interior Features	Breakfast Bar, Ceiling Fan(s), Crown Molding, Cathedral Ceiling(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Pantry, Recessed Lighting, All Bedrooms Down, Primary Suite, Built-in Features, Entrance Foyer, Main Level Primary, Open Floorplan, Storage
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Water Heater, Dryer, Washer
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Gas Starter, Living Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Moulton
Middle	Niguel Hills
High	Dana Hills

Additional Information

Date Listed	February 6th, 2026
Days on Market	24
Short Sale	N
RE / Bank Owned	N

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