

# **\$598,000 - 3169 Via Vista # P, Laguna Woods**

MLS® #PW25002458

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## **\$598,000**

2 Bedroom, 2.00 Bathroom, 1,079 sqft  
Residential on 0 Acres

Leisure World (LW), Laguna Woods,

THIS IS THE ONE! Very Popular Casa Vista model NO STAIRS OR STEPS- NO ONE ABOVE OR BELOW! - Beautifully updated and scrupulously clean. You'll be introduced to the attention to detail as you enter through the custom leaded glass inset front door. As you enter the spacious living room, you'll appreciate the gleaming wood-like flooring that flows throughout the living areas of the home and creates a feeling of warmth and luxury. The bedrooms have luxury vinyl and the bathrooms have ceramic tile. Note the smooth ceilings accented by crown molding and recessed lighting throughout the home. All of the interior doors have been replaced with paneled doors and wide casings. Newer central air and heat (installed Fall 2024) and newer dual pane windows will keep you comfortable all year long. The Kitchen features upgraded cabinetry with granite counters and glass tile backsplash, accented by the gleaming stainless appliances. The large skylight bathes the kitchen with light all day. For your convenience, the newer full size, Samsung stacked washer and dryer is conveniently located in the Guest Bathroom. Enjoy the coastal breezes from the patio, living room and dining room. The Primary Bedroom is spacious with plenty of room for even your large pieces of furniture. There's a custom tiled walk-in shower and granite topped vanity in the Guest Bathroom. The Primary Bathroom has a tub with shower over the tub and tile surround. There are sola tubes in both



bathrooms, so no need to turn on the lights during the day. The second bedroom is spacious and is ideal as a guest bedroom or office. It has a sliding glass door that opens to the large, covered patio. The condo is located on a quiet Cul de sac perched on a hill. The carport is just steps from the front door of the condo, and it has large storage cabinets for lots of extra storage. There are guest parking spaces adjacent to the building and parking along the sidewalk right in front of the property. All Laguna Woods residents enjoy access to 5 swimming pools, 7 clubhouses, 2 gyms, craft studios, 2 gorgeous golf courses (27 hole and 9 hole par 3), over 250 social clubs, performing arts theater, tennis courts, equestrian trails, stable, fare free bus service, golf cart paths, manned security gates, lawn bowling, bocce ball, pickle ball and much more. freeway. Just a few miles from downtown Laguna Beach. THIS COULD BE THE ONE YOU'VE BEEN WAITING FOR...come see it today!

Built in 1972

### **Essential Information**

MLS® #	PW25002458
Price	\$598,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,079
Acres	0.02
Year Built	1972
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Marlene Bridges
Listing Office	Village Real Estate Services

### **Community Information**

Address	3169 Via Vista # P
Area	LW - Laguna Woods
Subdivision	Leisure World (LW)
City	Laguna Woods
County	Orange
Zip Code	92637

## Amenities

Amenities	Bocce Court, Billiard Room, Clubhouse, Controlled Access, Fitness Center, Maintenance Grounds, Game Room, Meeting/Banquet/Party Room, Pickleball, Pool, Recreation Room, Spa/Hot Tub, Security, Tennis Court(s), Trail(s), Trash, Cable TV, Horse Trails, Meeting Room, Pet Restrictions, Pets Allowed
Utilities	Cable Connected, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	1
Parking	Carport, Guest
Garages	Carport, Guest
View	Neighborhood
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Gated with Guard, Gated Community, Gated with Attendant, 24 Hour Security, Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Cul-De-Sac
Windows	Screens, Double Pane Windows, Shutters, Skylight(s)
Construction	Stucco

## Interior

Interior	See Remarks, Tile, Vinyl
Interior Features	Separate/Formal Dining Room, Granite Counters, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Crown Molding
Appliances	Dishwasher, Electric Range, Electric Water Heater, Disposal, Microwave, Refrigerator, Dryer, Washer, Free-Standing Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1

Stories                      One

**School Information**

District                      Saddleback Valley Unified

**Additional Information**

Date Listed                      January 5th, 2025  
Days on Market                      38  
Short Sale                      N  
RE / Bank Owned                      N

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