

# **\$315,000 - 606 Avenida Sevilla # O, Laguna Woods**

MLS® #PW25079660

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## **\$315,000**

2 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0 Acres

Leisure World (LW), Laguna Woods,

Fantastic purchase opportunity on this bright 2 br 2 ba "Castilla" model located in a coveted location just a short stroll to the Creek and with a pleasant view of the trees and greens.

Upper unit, spacious and bright sun filled living area with beautiful wood floors, sliding glass doors leading to a view balcony perfect for morning coffee and evening breeze, separate dining area, tile floors in kitchen and bathrooms, large primary bedroom, primary bath with walk-in shower, nice size second bedroom, hallway bath with tub, convenient inside stackable washer/dryer, newer dual pane windows and sliding doors, vertical and miniblinds throughout, 1 carport (447-1) with storage cabinets, and variety of community amenities (golf course, pool, picnic area, tennis courts, paddle tennis, bocce ball, sport court, hiking trails, gym/exercise room, clubhouse, billiard room, card room, banquet facilities, recreation room, meeting room) perfect for Southern California living. Don't miss out!



Built in 1965

## **Essential Information**

MLS® #	PW25079660
Price	\$315,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1

Square Footage	1,057
Acres	0.00
Year Built	1965
Type	Residential
Sub-Type	Stock Cooperative
Style	Traditional
Status	Closed
Listing Agent	Yang Kim
Listing Office	ReMax Tiffany Real Estate

## Community Information

Address	606 Avenida Sevilla # O
Area	LW - Laguna Woods
Subdivision	Leisure World (LW)
City	Laguna Woods
County	Orange
Zip Code	92637

## Amenities

Amenities	Bocce Court, Call for Rules, Clubhouse, Fitness Center, Game Room, Golf Course, Maintenance Front Yard, Meeting/Banquet/Party Room, Meeting Room, Pet Restrictions, Pets Allowed, Pool, Tennis Court(s)
Parking Spaces	2
Parking	Carport, Covered
# of Garages	1
Garages	Carport, Covered
View	Park/Greenbelt, Trees/Woods
Has Pool	Yes
Pool	Association
Security	Smoke Detector(s)

## Exterior

Roof	Common Roof
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## Interior

Interior	Tile, Wood, Carpet
Interior Features	All Bedrooms Down, Main Level Primary, Pantry
Appliances	Dishwasher, Refrigerator, Built-In Range, Disposal, Electric Oven, Electric Range, Water Heater

Heating	Radiant
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Other
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### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	70
Short Sale	N
RE / Bank Owned	N

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