

# \$1,099,000 - 29 Villamoura, Laguna Niguel

MLS® #PW25122456

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## \$1,099,000

2 Bedroom, 2.00 Bathroom, 1,188 sqft  
Residential on 0 Acres

Monaco I (Niguel East) (MHM), Laguna Niguel,

SINGLE LEVEL VIEW HOME \* UPDATED \* 2 CAR GARAGE \* CUL DE SAC "Welcome to 29 Villamoura, Laguna Niguel" where comfort, style, and thoughtful upgrades come together in a beautifully maintained home just 5 miles from the Dana Point Harbor. This elegant residence is designed for low-maintenance living, boasting fully re-piped plumbing and strategically placed drains throughout the property. The tile roof complements the natural stone landscape adjacent to the home, creating a stunning aesthetic while also supporting a fire-defensible space "ideal for peace of mind in Southern California's climate. Step inside and you'll immediately notice the seamless blend of bamboo flooring and tile that runs throughout the home. Brand new windows, valued at \$15,000, flood the home with natural light and enhance energy efficiency. Enjoy year-round comfort with a Rayne Water Co. water softener, a new water heater, new waste disposal in the kitchen, and an upgraded Ring Doorbell for added security. The kitchen features gleaming granite countertops, perfect for everyday meals and entertaining alike. The bathrooms showcase upgraded vanities with durable marble composite and quartz countertops, offering both functionality and luxury. Newly installed canned lighting brightens every room with a modern touch, while the bedrooms feature brand new bamboo flooring for a warm, inviting retreat. Relax by the cozy fireplace inside or



entertain outdoors around the stunning outdoor fireplace on the patio, complete with serene views and a new custom fountain that enhances the tranquil ambiance. The property's low-maintenance design extends outdoors with carefully planned drainage and a natural stone backdrop, all contributing to a safe, attractive, and fire-conscious environment. Residents of this vibrant HOA community enjoy top-tier amenities including a lap pool, Jacuzzi, kiddie pool, community center, BBQ party area, bocce ball team, and a kids' playground offering something for every member of the household. Located in one of Orange County's most desirable neighborhoods, this home offers a rare blend of comfort, safety, style, and convenience. Whether you're taking a quick drive to the beach or enjoying a quiet evening under the stars, 29 Villamoura is a place you'll be proud to call home.

Built in 1987

### **Essential Information**

MLS® #	PW25122456
Price	\$1,099,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,188
Acres	0.14
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kevin Drumm
Listing Office	Seven Gables Real Estate

### **Community Information**

Address	29 Villamoura
Area	LNSEA - Sea Country
Subdivision	Monaco I (Niguel East) (MHM)
City	Laguna Niguel
County	Orange
Zip Code	92677

### **Amenities**

Amenities	Barbecue, Pool, Spa/Hot Tub, Picnic Area, Playground, Sport Court, Trail(s)
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Hills, Neighborhood
Has Pool	Yes
Pool	Community, Association

### **Exterior**

Lot Description	Back Yard, Cul-De-Sac, Front Yard
Roof	Spanish Tile

### **Interior**

Interior	Carpet, Tile, Bamboo
Interior Features	Breakfast Area, Bedroom on Main Level, Ceiling Fan(s), Granite Counters, Main Level Primary, Pantry
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Electric Range, Gas Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
Elementary	Hidden Hills
Middle	Niguel Hills
High	Dana Hills

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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