

# \$715,000 - 23261 Caminito Andreta # 66, Laguna Hills

MLS® #PW25137703

**\$715,000**

3 Bedroom, 2.00 Bathroom, 1,460 sqft

Residential on 13 Acres

Laguna Village (LV), Laguna Hills,

Welcome to Modern Comfort & Smart Living!

NEW INSURANCE POLICY. Better insured.

Step into this beautifully upgraded home where thoughtful renovations and modern technology come together to create an exceptional living experience. From the moment you enter, you'll appreciate the fresh drywall and paint, elegant 2025-installed baseboards and casing, and luxury waterproof vinyl tile flooring that runs throughout the home.

The custom kitchen is a chef's dream, featuring rich granite countertops, new cabinetry, a deep basin stainless steel sink, hands-free faucet, gas range, microwave with exterior exhaust, dishwasher, and clever storage touches like an auto-opening trash cabinet. The smart home features shine here, with Lutron Caseta smart switches, Schlage Sense front door lock and hub, and a Nest thermostat — all HomeKit compatible for seamless control. Every room has been elevated with recessed LED lighting, custom closets, and updated double-pane windows and sliders for energy efficiency and quiet comfort. The HVAC system, ducting, and tankless gas water heater (just 3 years old) ensure year-round comfort and efficiency, while the reusable K&N air filter keeps the air fresh and clean.

Retreat to the primary suite, where a custom shower with seat, dual sinks, and ample storage in granite-topped vanities offer spa-like relaxation. The second bathroom features a



deep soaker tub and the same high-end finishes. Both bathrooms include tile flooring, sleek custom shelving, and plenty of vanity storage.

Notable infrastructure upgrades include:

New electrical sub panel, breakers, wiring, and smart outlets

Copper water lines throughout

Interlinked fire and CO2 detectors

Cat6 wiring for high-speed connections in key rooms

TV-ready wall wiring and outlets

The custom stair railing, blackout shades in key bedrooms, and smart, secure entry system round out this impressive offering.

Everything has been done — all that's left is for you to move in and enjoy.

Built in 1975

## Essential Information

MLS® #	PW25137703
Price	\$715,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,460
Acres	13.03
Year Built	1975
Type	Residential
Sub-Type	Condominium
Style	Traditional, Contemporary
Status	Closed
Listing Agent	Kyle Wohlgemuth
Listing Office	First Team Real Estate

## Community Information

Address	23261 Caminito Andreta # 66
Area	S2 - Laguna Hills
Subdivision	Laguna Village (LV)

City Laguna Hills  
County Orange  
Zip Code 92653

## Amenities

Amenities Barbecue, Clubhouse, Fitness Center, Meeting/Banquet/Party Room, Pool, Sport Court, Tennis Court(s)  
Utilities Electricity Connected, Natural Gas Connected, Phone Connected, Water Connected, Sewer Connected  
Parking Spaces 1  
Parking Direct Access, Garage, Attached Carport, Door-Single, One Space, Private, Public  
# of Garages 1  
Garages Direct Access, Garage, Attached Carport, Door-Single, One Space, Private, Public  
View Neighborhood, Trees/Woods  
Has Pool Yes  
Pool Association, Community  
Security Smoke Detector(s), Fire Detection System

## Exterior

Exterior Stucco, Wood Siding, Copper Plumbing  
Exterior Features Awning(s)  
Lot Description Lawn, Landscaped, Greenbelt, Near Park, Near Public Transit, Sloped Down, ZeroToOneUnitAcre  
Windows Custom Covering(s), Insulated Windows  
Roof Common Roof  
Construction Stucco, Wood Siding, Copper Plumbing  
Foundation Concrete Perimeter, Slab

## Interior

Interior Tile, Vinyl  
Interior Features Granite Counters, Open Floorplan, Bedroom on Main Level, Breakfast Bar, Instant Hot Water, Jack and Jill Bath, Recessed Lighting, Storage, Wired for Data  
Appliances Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Gas Water Heater, High Efficiency Water Heater, Tankless Water Heater  
Heating Central, Forced Air  
Cooling Central Air  
Fireplaces None

# of Stories	2
Stories	Two

## School Information

District	Saddleback Valley Unified
Elementary	Olivewood
Middle	Los Alisos
High	Laguna Hills

## Additional Information

Date Listed	June 8th, 2025
Days on Market	55
Short Sale	N
RE / Bank Owned	N

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