

# **\$689,900 - 2222 Via Puerta # A, Laguna Woods**

MLS® #PW25167557

**\$689,900**

2 Bedroom, 2.00 Bathroom, 1,124 sqft

Residential on 8 Acres

Leisure World (LW), Laguna Woods,

Welcome to the fabulous 55+ Community of Laguna Woods! If you are seeking a retirement community that offers an active lifestyle, 24-7 Gated Community, near world class beaches, top medical facilities, and high-end shopping areas like the Irvine Spectrum, you have found it. One of the most sought after and popular models inside the village, this high-end remodeled Cordoba Unit offers an open concept floorplan, a true master bedroom suite with direct private access to the master bathroom, two gorgeous skylights spanning across the living room and a large walled in courtyard Patio offering excellent space, storage closet and privacy. Facing a lush greenbelt laden with mature trees and sidewalks, this end unit Cordoba has a very private feel to it with the front door hidden in the covered entry area secured by an iron gate. Inside this gorgeous remodeled condo you'll find recessed lighting, luxury vinyl plank flooring, new double pane windows and slider, stacked washer and dryer closet, custom skylights in living room, hearth-stone TV mantle customized for cable tv hookups and CENTRAL AIR throughout. Additional skylights can be found in each bathroom proving ample natural light. The kitchen has been re-configured and completely remodeled to feature a custom island fitted with drawers, cabinets and a built in microwave. All brand new appliances including Fridge, dishwasher, hot water heater, stacked washer & dryer set, garbage disposal, along with quartz



countertops, stylish backsplash to compliment, and under cabinet lighting and a stainless steel farmhouse sink. Plenty of open parking spots in front of unit in addition to the nearby assigned carport with additional storage.

Laguna Woods Village is a Golfers Haven featuring 27-holes of championship golf which includes an a 9-Hole Par 3 course in addition to the 18-hole course. Residents are allowed to drive within the community in their golf carts as well. Other amenities include: 24-hour gated community with attendant, bus transportation, Equestrian center, 10-tennis court complex, pickle ball courts, Laguna Woods Village is close to beaches, shopping, restaurants, freeways, toll-roads, and medical facilities. Your monthly HOA dues include: water, trash, basic cable, landscaping, insurance and much more. Located only 6 miles from world class Laguna Beach and a couple miles from Irvine Spectrum makes this community a special place to live. This one-of-a-kind home won't last long!

Built in 1969

## Essential Information

MLS® #	PW25167557
Price	\$689,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,124
Acres	7.59
Year Built	1969
Type	Residential
Sub-Type	Condominium
Style	Bungalow, Modern, Patio Home
Status	Closed
Listing Agent	Yema Azizi
Listing Office	Sunset Pacific Real Estate Inc.

## Community Information

Address	2222 Via Puerta # A
Area	LW - Laguna Woods
Subdivision	Leisure World (LW)
City	Laguna Woods
County	Orange
Zip Code	92637

## Amenities

Amenities	Barbecue, Billiard Room, Bocce Court, Call for Rules, Clubhouse, Controlled Access, Dog Park, Electricity, Fitness Center, Game Room, Golf Course, Insurance, Maintenance Front Yard, Maintenance Grounds, Management, Meeting/Banquet/Party Room, Meeting Room, Other Courts, Paddle Tennis, Picnic Area, Sport Court
Utilities	Cable Available, See Remarks, Electricity Connected, Natural Gas Not Available, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	1
Parking	Public, Assigned, Carport, Detached Carport, See Remarks
Garages	Public, Assigned, Carport, Detached Carport, See Remarks
View	Neighborhood, Trees/Woods, Park/Greenbelt
Has Pool	Yes
Pool	Association, Community, See Remarks
Security	Carbon Monoxide Detector(s), Fire Detection System, Gated Community, Gated with Attendant, Gated with Guard, Smoke Detector(s), 24 Hour Security

## Exterior

Exterior	Stucco, Concrete, Drywall
Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre, Sprinklers In Front, Lawn, Sprinklers Timer, Sprinkler System, Close to Clubhouse, Corner Lot, Sprinklers In Rear, Sprinklers On Side
Windows	Double Pane Windows, Screens, Skylight(s)
Construction	Stucco, Concrete, Drywall
Foundation	Slab

## Interior

Interior	See Remarks, Vinyl
Interior Features	Breakfast Bar, Quartz Counters, Recessed Lighting, All Bedrooms Down, Open Floorplan, See Remarks, Separate/Formal Dining Room

Appliances	Dishwasher, Dryer, Washer, Electric Cooktop, Electric Oven, Electric Range, Microwave, Refrigerator, Vented Exhaust Fan
Heating	Central
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Living Room, Electric, See Remarks
# of Stories	1
Stories	One

## School Information

District	ABC Unified
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## Additional Information

Date Listed	July 26th, 2025
Days on Market	59
Short Sale	N
RE / Bank Owned	N

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