

\$750,000 - 25641 Paseo La Cresta, Laguna Niguel

MLS® #PW25230501

\$750,000

2 Bedroom, 2.00 Bathroom, 1,258 sqft

Residential on 16 Acres

Sparrow Hill (SH), Laguna Niguel,

Beautifully updated end unit townhome in a prime South Orange County location. The light-filled living area provides ample space for entertaining featuring a cozy fireplace and a formal dining space. Continue through to the massive kitchen featuring granite counters, white cabinets, stainless steel appliances including a brand new dishwasher and refrigerator. The kitchen dining area flows beautifully with direct access to a private patio overlooking a beautiful greenbelt and landscaped hillside. A stylish downstairs bath adds convenience. Upstairs, large bedrooms both feature soaring ceilings and walk in closets. The front facing bedroom boasts a second fireplace and tons of natural light from multiple large windows. The upstairs bathroom showcases a soaking tub with stand up shower, skylight, and neutral finishes. The home has been freshly painted throughout and features new carpet, making it truly move-in ready.

A detached garage with storage, an assigned parking space, and access to nearby greenbelt space add functionality. The Sparrow Hill community has undergone extensive improvements—new exterior paint, roof repairs, gutters, and upcoming pool and tennis court enhancements—all fully paid for. Just minutes from the 5 and 73 freeways and a short drive to the beach, this home combines comfort, style, and an unbeatable location.



Built in 1984

Essential Information

MLS® #	PW25230501
Price	\$750,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,258
Acres	16.40
Year Built	1984
Type	Residential
Sub-Type	Townhouse
Style	Cape Cod
Status	Closed
Listing Agent	Aaron Mills
Listing Office	Compass Newport Beach

Community Information

Address	25641 Paseo La Cresta
Area	LNSEA - Sea Country
Subdivision	Sparrow Hill (SH)
City	Laguna Niguel
County	Orange
Zip Code	92677

Amenities

Amenities	Clubhouse, Maintenance Grounds, Insurance, Maintenance Front Yard, Barbecue, Picnic Area, Pickleball, Pool, Recreation Room, Spa/Hot Tub, Tennis Court(s), Trash
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	2
Parking	Assigned, Door-Single, Garage, Permit Required, One Space
# of Garages	1
Garages	Assigned, Door-Single, Garage, Permit Required, One Space
View	Hills
Has Pool	Yes
Pool	Association
Security	Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Greenbelt
Windows	Blinds
Roof	Composition
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Eat-in Kitchen, Granite Counters, High Ceilings, Recessed Lighting, Storage, All Bedrooms Up
Appliances	Dishwasher, Free-Standing Range, Gas Range, Refrigerator, Water Heater
Heating	Central, Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
----------	--------------------

Additional Information

Date Listed	October 1st, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 25th, 2026 at 2:01am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.