

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

MLS® #PW25230501

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## **\$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 improvementsâ€”new exterior paint, roof repairs, gutters, and upcoming pool and tennis court enhancementsâ€”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
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## Additional Information

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

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