

\$799,000 - 23666 Brockton Court # 39, Laguna Niguel

MLS® #SW25087259

\$799,000

2 Bedroom, 3.00 Bathroom, 1,244 sqft

Residential on 8 Acres

Hampton Village (HV), Laguna Niguel,

Welcome to your dream home in the heart of prestigious Laguna Niguel! Nestled in the sought after Hampton Village community, this impeccably upgraded 2 bedroom, 2.5 bath condo home offers just under 1250 sq. ft. of modern living space, perfect for those seeking a low-maintenance coastal lifestyle. Step inside to discover a bright and airy open-concept layout, featuring wood and Italian stone tile flooring throughout, crown molding, wainscotting, custom lighting, surround sound, wood shutters and much more. The fully remodeled kitchen is a chefs delight, boasting sleek stainless steel high end Jenn-Air appliances (including custom fridge), espresso shaker cabinetry, granite countertops and a full glass tile backsplash. The dining area features a U-Line wine captain for wine aficionados and is literally highlighted by a crystal chandelier that sparkles along with your beverage of choice. While your spacious Living Room, anchored by a cozy fireplace with antique brown granite hearth and built in media niche, leads to your private outdoor garden like patio. Rounding out the downstairs is a powder room bath w/ laundry room and direct access to your 1 car garage. Up next, we ascend the impressive staircase, complete with wood paneling, custom lighting & a skylight. Upstairs we have a dual primary suite layout, with each bedroom offering recessed lighting, a ceiling fan, walk in closet & upgraded en-suite bath. Additional upgrades include a new AC unit w/ ducting & attic



insulation (2024), newer furnace (2016 and rarely used) and new sprinkler system (2022). As an added bonus, Hampton Village is undergoing major renovations, with the pool and spa area being completely redone, updated lighting, new garage doors and a repaving of the entire community. There is no additional cost for the new owner, as the \$21K assessment was already paid in full! There is also a keyed gate with convenient direct access to the Albertsons & CVS shopping center, making for effortless shopping! This is by far the most upgraded Townhouse in the entire city. Someone would need to spend in the low six figures to replicate the improvements done here. Run don't walk to this one, as it'll be gone in the blink of an eye.

Some of the downstairs photos have been digitally staged / enhanced.

Built in 1985

Essential Information

MLS® #	SW25087259
Price	\$799,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,244
Acres	7.71
Year Built	1985
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Closed
Listing Agent	Ryan Case
Listing Office	Localist Realty

Community Information

Address 23666 Brockton Court # 39
Area LNSMT - Summit
Subdivision Hampton Village (HV)
City Laguna Niguel
County Orange
Zip Code 92677

Amenities

Amenities Pool, Spa/Hot Tub
Utilities Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Available
Parking Spaces 1
Parking Garage, Door-Single, No Driveway
of Garages 1
Garages Garage, Door-Single, No Driveway
View Neighborhood, Trees/Woods
Has Pool Yes
Pool Community, In Ground, Association
Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Stucco
Lot Description Back Yard, Street Level, Yard
Windows Double Pane Windows
Construction Stucco
Foundation Slab

Interior

Interior Tile, Wood
Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Unfurnished, Wired for Sound, All Bedrooms Up, Galley Kitchen, Multiple Primary Suites, Walk-In Closet(s), Crown Molding, Paneling/Wainscoting, Stone Counters
Appliances Dishwasher, Gas Range, Microwave, Refrigerator, Water Heater, Dryer, Washer
Heating Central, Fireplace(s), Natural Gas, ENERGY STAR Qualified Equipment
Cooling Central Air, ENERGY STAR Qualified Equipment, Electric
Fireplace Yes

Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Moulton
Middle	Niguel Hills
High	Dana Hills

Additional Information

Date Listed	April 23rd, 2025
Days on Market	20
Short Sale	N
RE / Bank Owned	N

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