

# \$3,700 - 23691 Blue Fin, Laguna Niguel

MLS® #OC24090319

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## \$3,700

3 Bedroom, 3.00 Bathroom, 1,319 sqft  
Residential Lease on 0 Acres

Foothill Townhomes (FHT), Laguna Niguel,

Enjoy the peace and serenity of this nicely polished TOWNHOME, located on a short cul-de-sac in this fabulous city by the sea. No one lives above or below this unit, and it backs to a beautiful greenbelt offering privacy and a VIEW! Featuring TWO private patio spaces: The large, gated Entry Courtyard is a welcoming space with private access to its 1-Car GARAGE. There is also a designated ADDITIONAL PARKING SPACE nearby (= 2 TOTAL designated parking spaces, one being the private garage). The back Patio overlooks the expansive greenbelt of grass and trees, a welcoming sight into nature and all that it presents. Some special interior features include a Gas Log Fireplace in the Living Room; Remodeled Kitchen appointed with higher-end appliances, including a double convection oven and instant hot water on tap; there is also a pantry with pull-out shelving. Enjoy a Full-Size Laundry Room, conveniently off the Kitchen. The Primary Bathroom upstairs has also been remodeled with beautifully appointed decor and fixtures, and features a double-vanity and the perfect amount of natural sunlight in this inviting space. Beautiful and light wall color throughout the home. Enjoy the stylish tile floors downstairs and warmth of berber carpeting upstairs. Carpet was just professionally cleaned. One bedroom has wood flooring which could also make a wonderful office space. All bedrooms are upstairs. Newer HVAC system. Landlord includes as BONUS appliances, without



warranty or repairs: Washer, Dryer, Refrigerator, and Instant Hot Water in Kitchen. The 1-Car Garage features built-in shelving - convenient storage! Only a 1.5-mile WALK to the scenic Laguna Niguel Regional Park and Lake, LN Botanical Gardens, LN Town Center, and even closer are hiking trails to explore. Just a 10-12 minute drive to Salt Creek Beach & park. Approximately a 15-20 min drive to Dana Point Lantern District and Harbor or Downtown Laguna Beach. Landlord is looking for a financially qualified tenant with verifiable income and good credit. Pets may be considered on a case-by-case scenario, for additional security deposit and monthly rent. Landlord pays regular monthly HOA dues and Water. (Photography NOTE: Oops! The damp spots seen in photos of the downstairs tile floor was due to photographer coming just 10 minutes after cleaning service finished.)

Built in 1974

### Essential Information

MLS® #	OC24090319
Sold Price	\$3,700
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,319
Acres	0.00
Year Built	1974
Type	Residential Lease
Sub-Type	Townhouse
Style	Patio Home
Status	Closed
Date Closed	2024-05-29

### Community Information

Address	23691 Blue Fin
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Area	LNLAK - Lake Area
Subdivision	Foothill Townhomes (FHT)
City	Laguna Niguel
County	Orange
Zip Code	92677

### **Amenities**

Amenities	Pool, Spa/Hot Tub
Utilities	Association Dues, Water
Parking Spaces	2
Parking	Assigned, Door-Single, Garage, Garage Door Opener, No Driveway, Paved, One Space, See Remarks, Storage
# of Garages	1
Garages	Assigned, Door-Single, Garage, Garage Door Opener, No Driveway, Paved, One Space, See Remarks, Storage
View	Courtyard, Park/Greenbelt
Has Pool	Yes
Pool	Association

### **Interior**

Interior	Carpet, Tile, Wood
Interior Features	Ceiling Fan(s), Granite Counters, Pantry, Unfurnished, All Bedrooms Up, Primary Suite
Appliances	Convection Oven, Double Oven, Dishwasher, Free-Standing Range, Disposal, Gas Range, Microwave, Refrigerator, Self Cleaning Oven, Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Cul-De-Sac, Greenbelt, Near Park, Paved
Roof	Composition
Construction	Stucco

Foundation            Slab

## **School Information**

District                Capistrano Unified

## **Additional Information**

Date Listed            May 5th, 2024

Days on Market       20

## **Listing Details**

Listing Agent          Gina Dybwad

Listing Office         Pacific Equity Realty

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