

# \$4,800 - 14 Stoney Pointe, Laguna Niguel

MLS® #OC24093170

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## \$4,800

3 Bedroom, 3.00 Bathroom, 1,959 sqft  
Residential Lease on 0 Acres

Stoney Pointe (BB) (BBS), Laguna Niguel,

Nestled within the esteemed Bear Brand area of South Laguna Niguel, adjacent to Monarch Beach, this residence is an ideal choice for those seeking sanctuary in South Orange County's picturesque coastal enclave. Offering the allure of a single-family home, this townhome embodies the essence of luxurious living. Approaching the property, one is greeted by lush landscaping and a majestic tree, setting the tone for the tranquility found within. The well-designed layout fosters an expansive ambiance, seamlessly integrating the living, dining, and family room areas with the kitchen. Unique to this residence is the generously sized eat-in kitchen. Architectural brilliance shines through high ceilings and a two-story skylight illuminating the dining room, complemented by art niches and archways—a testament to Shea Homes' enduring design excellence. Custom paint accents throughout imbue warmth and sophistication, enhancing the home's appeal. Rarely available on the market due to resident adoration, this home boasts predominantly new dual-paned windows and sliders, and recessed lighting. While coastal breezes grace the property, ceiling fans and a newer, high-efficiency Central AC ensure optimal comfort year-round. The serene backyard oasis, adorned with pavers, offers a sun-drenched retreat perfect for leisure and gardening. Oriented southeast, it bathes in natural light and enjoys the neighborhood's stunning sunsets. Conveniently situated near



the pool and clubhouse, the property provides ample guest parking and an interior laundry room with storage. The primary suite indulges with a walk-in mirrored closet, dual sinks, a soaking tub, and a separate shower. A thoughtfully crafted floor plan situates the primary suite at one end, with additional bedrooms and a full bathroom accessed via a hallway, complemented by a downstairs powder room. Idyllically located within walking distance to Ocean Ranch Shopping Center, residents enjoy easy access to Trader Joe's, Peet's Coffee, Cinepolis, and a myriad of dining options. Nearby Salt Creek Beach, Dana Point Harbor, and Strands Beach Park offer endless recreational possibilities, making this residence a hidden gem in South Orange County. Don't miss the opportunity to call this home yoursâ€”it's a rare find that won't last long!

Built in 1993

### Essential Information

MLS® #	OC24093170
Sold Price	\$4,750
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,959
Acres	0.02
Year Built	1993
Type	Residential Lease
Sub-Type	Townhouse
Status	Closed
Date Closed	2024-05-30

### Community Information

Address	14 Stoney Pointe
Area	LNSLT - Salt Creek

Subdivision	Stoney Pointe (BB) (BBS)
City	Laguna Niguel
County	Orange
Zip Code	92677

### **Amenities**

Amenities	Spa/Hot Tub
Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected, Association Dues
Parking Spaces	4
Parking	Door-Multi, Garage
# of Garages	2
Garages	Door-Multi, Garage
View	None
Has Pool	Yes
Pool	Association

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Two Story Ceilings, All Bedrooms Up
Appliances	Dishwasher, Freezer, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Range Hood, Water Heater, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior	Drywall, Wood Siding
Exterior Features	Rain Gutters
Lot Description	Sprinklers In Rear, Sprinklers In Front, Rectangular Lot
Windows	Double Pane Windows
Roof	Tile
Construction	Drywall, Wood Siding
Foundation	Slab

### **School Information**

District	Capistrano Unified
Elementary	John Malcom
Middle	Niguel
High	Dana Hills

### **Additional Information**

Date Listed	May 8th, 2024
Days on Market	22

### **Listing Details**

Listing Agent	Ashkan Zahabi
Listing Office	A2Z Tax and Financials, Inc

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