

\$5,900 - 13 Rollins Place, Laguna Niguel

MLS® #OC24096961

\$5,900

3 Bedroom, 3.00 Bathroom, 1,850 sqft
Residential Lease on 0 Acres

Beacon Hill Court (BHC), Laguna Niguel,

SPECTACULAR BEACON HILL LOCATION WITH PRIVATE YARD & PANORAMIC SUNSET VIEWS! Boasting a premier cul de sac location with breathtaking views, this single family home offers 2 primary bedrooms upstairs each with their own bathroom plus a downstairs den/office that many use as a bedroom that is large and spacious. The home has soaring cathedral ceilings and a ton of natural light and huge windows in the living room with fireplace and has an adjacent formal dining room with new chandelier and a big slider out to the serene yard and panoramic views. Beautiful luxury vinyl floors throughout the main level and parts of the upstairs. Newer (less than 2 years old) carpet in the bedrooms upstairs and up the stairs. The remodeled kitchen has refinished and freshly painted cabinets with new hardware and soft close doors, with quartz countertops and backsplash, stainless steal dishwasher and oven (less than two years old). There is also a kitchen nook area with chandelier. Remodeled main floor bathroom with new countertops and new lighting, hardware, and decorative mirror. The downstairs room has wet bar area with wood top. The larger of the two primary bedrooms upstairs has a wonderful balcony overlooking the backyard and has some of the best views from the home plus a storage closet. The bathroom has dual sinks, painted cabinets with hardware, light fixture, shower door, and a large walk in closet. Designer paint throughout the house. New furnace and AC



installed in 2022. New plumbing including new pipes, new valves and new garbage disposal and some new plumbing fixtures including new sinks, faucets, and toilets. Painted interior doors with new matte black knobs and hinges. Front gated courtyard entrance with nice landscaping. Backyard with raised viewing deck that was recently rebuilt and new landscaping. Two car attached garage. HOA amenities include three pools (one walking distance), 6 lighted tennis courts. Close to parks, fields, walking trails, Salt Creek corridor and 2 miles to the beach.

Built in 1983

Essential Information

MLS® #	OC24096961
Sold Price	\$6,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,850
Acres	0.09
Year Built	1983
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Date Closed	2024-05-31

Community Information

Address	13 Rollins Place
Area	LNSLT - Salt Creek
Subdivision	Beacon Hill Court (BHC)
City	Laguna Niguel
County	Orange
Zip Code	92677

Amenities

Amenities	Pool, Spa/Hot Tub, Tennis Court(s)
Utilities	Association Dues
Parking Spaces	2
# of Garages	2
View	Hills, Neighborhood, Panoramic, Trees/Woods
Has Pool	Yes
Pool	Community, Association

Interior

Interior	Carpet, Vinyl
Interior Features	Bedroom on Main Level
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

Exterior

Lot Description	Cul-De-Sac
-----------------	------------

School Information

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

Additional Information

Date Listed	May 18th, 2024
Days on Market	13

Listing Details

Listing Agent	Sari Ward
Listing Office	First Team Real Estate

Based on information from California Regional Multiple Listing Service, Inc. as of July 10th, 2024 at 10:23pm PDT. 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.