

\$1,899,900 - 25295 Via Piedra Blanca, Laguna Niguel

MLS® #OC24118553

\$1,899,900

4 Bedroom, 2.00 Bathroom, 1,850 sqft
Residential on 0 Acres

Niguel Hills (NH), Laguna Niguel,

Experience the best of Southern California living with this stunning single-level view home in Niguel Hills. Boasting expansive, 180° panoramic views that include Mt. Baldy, Saddleback Mountain, and the iconic Top of the World in Laguna Beach, this home offers tranquil sunrises, fiery sunsets, and breathtaking snow-capped mountains in the winter. This beautifully remodeled 4-bedroom, 2-bathroom home features a modern and open floor plan with vaulted ceilings in the living room and family room, allowing for abundant natural light and a bright, airy ambiance. The interior showcases wood flooring, a classically designed kitchen with granite countertops, glass tile backsplash, rich cabinetry, recessed lighting, and stainless steel appliances. The home includes numerous upgrades, such as smooth ceilings and walls, double-pane Milgard windows and sliding doors, solid interior wooden doors and mirrored closet doors, custom closet organizers in all 4 bedrooms as well as linen and hall closets, a Pro Elite GE water filtration system throughout, and elegant chandeliers and lighting fixtures, including a large Casablanca ceiling fan in the family room. The laundry room contains a custom folding counter and cabinetry with a hanging bar as well. The large yard offers city views from every angle, creating a serene and picturesque outdoor space. Exterior features include new pavers and drains in the front and backyard, a custom-built gas fire pit, Rachio Smart sprinkler controller watering system for



entire yard, Gas-ready for BBQ hook up, and a Mediterranean-inspired landscape adorned with vibrant bougainvillea, fragrant jasmine, lavender, and fruit trees like lemon, avocado, and persimmon. The drought-tolerant plants add to the home's charm and sustainability. Located in a very quiet and private setting, this home is close to world-class beaches and exclusive resorts such as the Waldorf Astoria, Ritz Carlton, and Montage. You'll also have easy access to top dining and entertainment options, the freeway, PCH, and toll roads. Enjoy cool breezes from Laguna Beach and the convenience of no HOA fees. Don't miss out on this exceptional opportunity to own a piece of paradise in Niguel Hills.

Built in 1971

Essential Information

MLS® #	OC24118553
Sold Price	\$2,050,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,850
Acres	0.30
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional, Ranch
Status	Closed
Date Closed	2024-06-28

Community Information

Address	25295 Via Piedra Blanca
Area	LNSEA - Sea Country
Subdivision	Niguel Hills (NH)
City	Laguna Niguel
County	Orange

Zip Code 92677

Amenities

Utilities Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces 4
Parking Direct Access, Driveway, Garage, Garage Door Opener, Private, Side By Side, Door-Single
of Garages 2
Garages Direct Access, Driveway, Garage, Garage Door Opener, Private, Side By Side, Door-Single
View City Lights, Hills, Mountain(s), Panoramic, Trees/Woods
Pool None

Interior

Interior Laminate
Interior Features Beamed Ceilings, Ceiling Fan(s), Granite Counters, High Ceilings, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Entrance Foyer, Main Level Primary, Attic, Crown Molding, Instant Hot Water
Appliances Convection Oven, Dishwasher, Electric Range, Freezer, Gas Cooktop, Disposal, Gas Oven, Gas Range, Gas Water Heater, Refrigerator, Range Hood, Self Cleaning Oven, Vented Exhaust Fan, Water Heater, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Water Purifier, Water Softener
Heating Central, Natural Gas
Cooling Central Air, Gas
Fireplace Yes
Fireplaces Gas, Gas Starter, Living Room, Free Standing
of Stories 1
Stories One

Exterior

Exterior Stucco
Exterior Features Fire Pit, Rain Gutters
Lot Description 0-1 Unit/Acre
Roof Composition
Construction Stucco
Foundation Slab

School Information

District	Capistrano Unified
Elementary	Hidden Hills
Middle	Niguel Hills
High	Dana Hills

Additional Information

Date Listed	June 12th, 2024
Days on Market	9
Zoning	R-1

Listing Details

Listing Agent	Maryam Amiri
Listing Office	Redfin

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