# Residential For Sale

1,406 Sqft - 49 Niguel PointeDrive, Laguna Niguel, California, 92677









### Basic Details

Status:	Active	
Listing Type:	For Sale	
Property Type:	Residential	
Property SubType:	Townhouse	
Price:	\$1,095,000	
Price Per Square Foot:	\$779	
Square Footage:	1,406 Sqft	
Lot Area:	2.29 Sqft	
Year Built:	1987	
View:	Mountain(s)	
Bedrooms:	3	
Bathrooms:	3	
Bathrooms (Full):	3	
Country:	US	
State:	California	
County:	Orange	
City:	Laguna Niguel	
Zipcode:	92677	

#### Features

√ View:	City Lights, Hills, Canyon, Trees/woods
Association:	1
Senior Community:	0
√ Common Walls:	2+ Common Walls
Stories:	2
√ Community Features:	Sidewalks, Street Lights, Golf, Hiking, Curbs, Preserve/public Land, Dog Park, Gutters, Biking, Storm Drains
√ Pool:	Association
√ Amenities:	Pool, Spa/hot Tub, Tennis Court(s)
AttachedGarage :	1
√ Parking:	2.00
√ Parking:	Direct Garage Access, Garage, Garage Faces Front
Spa:	1
√ Fireplace:	Living room, Gas starter
√ Lot Features:	Back Yard, Level With

Water front Features:

Ocean Side Of Freeway

Street, Level, Yard, Greenbelt, Sprinklers In Front

OC25094436 Listing ID:

Fence: Stucco wall

Security: Carbon monoxide detector(s), Smoke Detector(s)

Patio: Concrete

1 Entry Level:

Laundry: Gas Dryer Hookup,

Washer Hookup, In Garage

Room Type: Living Room, Walk-in

Closet, Kitchen, Main Floor Bedroom, Entry

Roofing: Clay

Flooring: Vinyl

Window Features: Double Pane Windows, Screens

**Entry Location:** Ground Level No Steps

Spa Construction: Association

Foundation Details: Slab

**Exterior Features:** Rain Gutters

Interior Features: High Ceilings, Recessed Lighting, Cathedral Ceiling(s), Ceiling Fan(s), **Granite Counters** 

Main Level 1 Bathrooms:

Main Level

1 Bedrooms:

Heating System: Central

Cooling System: Central Air

Utilities: Sewer Connected, Water Connected, Electricity Connected, Natural Gas Connected, Cable

Connected

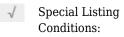


## MLS Addon

Approx Lot SqFt:

Association Fee Frequency:	Monthly
Parcel Number:	93384142
Lot Size Square Feet:	99,882
TaxAnnualAmou nt:	<b>\$0</b>
Association Fee 2:	<b>\$122</b>
Association Fee:	<b>\$598</b>
√ RoomKitchenFeatu res:	Granite Counters, Remodeled Kitchen
√ RoomBathroomFeat ures:	Bathtub, Exhaust Fan(s), Shower In Tub, Double Sinks In Primary Bath
Garage Spaces:	2
High School:	Arlington
High School 2:	Arling
Middle Or Junior School:	Miller
High School Cap District:	istrano Unified
Levels:	Two
√ EatingArea:	Breakfast Counter / Bar, Separated
Taxes:	<b>\$0</b>
Guest House SqFt:	0

0

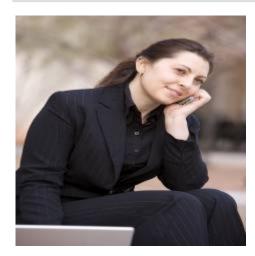


Standard

Virtual Tour URL Unbranded:

**Click Here** 

# Agent Info



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