

Laguna Woods Broker Preview - December 18, 2024



1



611 Avenida Sevilla # P, Laguna Woods 92637

Listing ID:	Price:	Status:	Bds:	Bths:	SqFt:
OC24248502	\$349,000	Active	2	2	1010
Start Time:	End Time:				
10:00AM	11:00AM				

2



650 Avenida Sevilla # A, Laguna Woods 92637

Listing ID:	Price:	Status:	Bds:	Bths:	SqFt:
OC24245391	\$498,000	Active	2	2	953
Start Time:	End Time:				
12:00AM	2:00PM				

3



5451 Calle Pico # A, Laguna Woods 92637

Listing ID:	Price:	Status:	Bds:	Bths:	SqFt:
OC24144482	\$1,400,000 ↓	Active	3	2	2200
Start Time:	End Time:				
10:00AM	2:00PM				

#1 - Casa Linda by Donna Empfield

611 AVENIDA SEVILLA #P, LAGUNA WOODS 92637
428611391 City/Area: LAGW/LW
Resi/COOP/A
2 Total Baths: 2
1010/E Year Built: 1966/EST

SLC: STD,\$349,000
Garage: 0/
DOM: 5
Refreshments:
Drawing:
Occupant Phone:

Laguna Premier Realty Inc.

019999191

Donna Empfield

01386605

Virtual Broker

12/18/2024

Unattended

Showing Agent: Donna Empfield

Tour Time: 10:00AM-11:00AM

Directions: From Ave Sevilla, turn into CDS 12 (first one after crossing over Aliso Creek), head to the end of cul de sac where all the chairs are for creek viewing and property is to the right.

[none](#)

Step into this charming 2BD/2BA "Casa Linda" co-op, ideally located at the tranquil end of a cul-de-sac and just a short stroll to the stunning Aliso Creek Nature Preserve located right behind the building. Located on the patio level with no stairs and no neighbors above or below, this home offers ultimate privacy and convenience. Its bright, sunny southern exposure and three skylights flood the home with natural light, creating a warm and inviting atmosphere throughout. Inside, the home boasts engineered wood floors, smooth ceilings, crown molding, and updated baseboards. The large living room features sliding glass doors and generously sized window, providing a seamless connection to the outdoors. For an even more expansive view, consider lowering the patio wall to fully enjoy the serene green landscape of the adjacent slope. The kitchen has been nicely upgraded with granite countertops, huge skylight with exposed architectural beams, recessed lighting and added dishwasher and microwave. The guest bedroom offers ample closet space and direct access to the patio via sliding glass doors, while the guest bathroom is brightened by yet another skylight and includes a tub/shower combo plus HOA upgraded vanity with granite-look formica. The primary suite is a peaceful retreat with a wall-mounted heat pump for both heating and cooling plus mirrored closet doors. The en-suite bathroom features a Solartube for additional natural light, upgraded HOA vanity and a convenient SIDE BY SIDE WASHER/DRYER - no small stackable here! The walk-in shower is tucked behind a privacy door and this area has an additional window to provide a refreshing cross breeze. Laguna Woods Village offers an unparalleled lifestyle, with access to a 27-hole championship golf course, a 9-hole executive par 3 course, pickleball and tennis courts, lawn bowling, swimming pools, gyms, horse stables, and numerous community amenities. With over 200 clubs and organizations to choose from, there's something for everyone! Take a virtual tour NOW - click the white circles to explore inside, the 360 icon to step outside and view the front and backyard common spaces, and the walking person icon to return inside. Come experience the comfort, convenience, and natural beauty of Aliso Creek Living!



#2 - San Sebastian by Bonnie Yune

650 AVENIDA SEVILLA #A , LAGUNA WOODS 92637
428316064 City/Area: **LAGW/LW**
Resi/COOP/A
2 Total Baths: **2**
953/E Year Built: **1966/EST**

SLC:
Garage:
DOM:
Refreshments:
Drawing:
Occupant Phone:

\$498,000
STD
0/
5

HomeSmart, Evergreen Realty

01814504
Bonnie Yune
01973042

Public
12/18/2024
Agent

Showing Agent: **Bonnie Yune**

Tour Time: **12:00AM-2:00PM**

Directions: **CDS 13, Carport 477-3**

NO ONE ABOVE & BELOW, NO STEPS. Single level home close to Aliso Creek park, walking distance. Welcome To This Charming And Well-Maintained Home In Laguna Woods Village Situated In The Prestigious Laguna Woods Village. An Exclusive 55 plus Senior Community, San Bastian model Residence Offers A Serene And Tranquil Setting With Lush Greenery And A Large Greenbelt from front and back doors. Step Inside And You'll Be Welcomed By A Spacious Living Room That Provides A Comfortable And Inviting Atmosphere. The Well-Appointed Kitchen Features Stainless Steel Appliances And Ample Cabinet Space, Creating A Delightful Space For Meal Preparation And Hosting Gatherings. The Home Showcases wood grain laminate Flooring Throughout, Offering A Cozy And Comfortable Feel. Top brand name of LG Washer and Dryer is included. Crown molding all over the house. CENTRAL Air System installed. Skylights over both bath rooms. While The Bathrooms And Kitchen Feature Stylish Tile Flooring. This Home Offers A Bathroom With A Vanity, Faucet, Mirror, And Flooring. The Neutral And Tasteful Design Provides A Classic And Timeless Appeal. Living In Laguna Woods Village Provides A Multitude Of Exceptional Amenities. Enjoy Access To A 27-Hole Golf Course, Perfect For Golf Enthusiasts Looking To Indulge In Their Favorite Sport. Engage In Friendly Competition On The Pickleball And Tennis Courts, Or Take A Refreshing Dip In One Of The Five Swimming Pools. Stay Active And Maintain Your Fitness Routine At Any Of The Three Fitness Centers Equipped With State-Of-The-Art Equipment. The Community Boasts Seven Clubhouses, Where You Can Participate In A Variety Of Recreational Activities, Social Events, And Entertainment Options. Clubhouse 4 Stands Out, Hosting Amazing Classes In Art, Ceramics, Woodshop, Jewelry-Making, And Sewing, Fostering Creativity And Personal Growth. With Its Proximity To Laguna Beach, You'll Have Easy Access To Stunning Coastal Scenery And The Vibrant Beach Culture. Take Advantage Of The Beautifully Landscaped Grounds And Walking Trails, Providing Opportunities For Leisurely Strolls And Enjoying The Outdoors. Laguna Woods Village Is A Close-Knit And Welcoming Community, Offering Numerous Clubs And Interest Groups Catering To A Wide Range Of Hobbies And Interests. Whether You're Looking To Socialize, Stay Active, Or Explore New Passions, This Community Provides A Fulfilling And Enriching Lifestyle.



#3 - Columbia by Marcus Miller

5451 CALLE PICO #A, LAGUNA WOODS 92637
428815447 City/Area: **LAGW/LW**
Resi/CONDO/D
3 Total Baths: **2**
2200/E Year Built: **1977/ASR**

SLC: **STD**
Garage: **2/Attached**
DOM: **7**
Refreshments:
Drawing:
Occupant Phone:

\$1,400,000↓

Berkshire Hathaway HomeService

01317331

Marcus Miller

01770224

Public

12/18/2024

Agent

Showing Agent: **Marcus Miller**

Tour Time: **10:00AM-2:00PM**

Directions: **From Irvine, Take exit 1A for Lake Forest Dr. Turn right onto Lake Forest Dr, Use the left 2 lanes to turn left onto Moulton Pkwy, Turn right onto Santa Maria Ave, Turn left onto Via Vista, Turn right onto Alta Vista, Turn right onto Calle Pico**

Welcome to 5451 Calle Pico, a distinct Columbia model—remarkably one of only nine of its kind within this coveted enclave. This home maintains its original charm while benefiting from thoughtful expansions that enhance its spaciousness and functionality. Positioned on a quiet cul-de-sac, this detached home offers privacy and convenience with a two-car attached garage and a driveway long enough to park additional vehicles. Step inside to discover an open floor plan highlighted by high vaulted ceilings in the living room, creating a bright and airy ambiance. The home features a large added third bedroom, providing versatile space to suit your needs. A custom-made stained glass front door, designed by the acclaimed artist Craig Stanton Herbert of Laguna Beach, welcomes you into the covered entrance hall—a true work of art. The back patio is a standout feature, boasting pastoral views and a secure designer wrought iron decorative enclosure that allows the breeze to flow through while providing a safe outdoor area for your pets to enjoy. This large, covered patio is perfect for relaxation or entertaining guests. Situated in the sought-after community of Laguna Woods, this property promises more than just a place to live—it offers a serene lifestyle amidst stunning views and access to exceptional amenities, including golf courses, tennis courts, fitness centers, and clubhouses. Seize the opportunity to make this unique home your own, set in a prime location celebrated for its beauty and peaceful surroundings.





Laguna Woods Broker Preview

Wednesday • December 18, 2024

<https://lwbrokerpreview.com/>

Agenda

- Welcome
- Agenda & Housekeeping
- Adding A Listing to the Meeting
- LW Broker Preview Sponsors
- Properties Listed Open House MLS
- Open Call for Properties
- Closing Remarks



Housekeeping

- 1) Only Properties listed on MLS Open House for Laguna Woods and properties added during this meeting will be presented. We do not work any other lists.
- 2) Please do not discuss registered or listings not on the MLS. If you discuss a non-active Listing, you must put it active within 1 day.
- 3) No negative comments on the properties.
- 4) Maps and copies of presentation will be available across from the HOA Admin building at Blue Pacific Escrow - 24371 El Toro RD. Suite B Laguna Woods, CA 92637.

Laguna Woods Broker Preview Meeting



Adding a Listing to Preview

- 1) Cutoff time for adding a listing to Preview is Tuesday before the meeting by 3:00 p.m.
- 2) To add your listing to the Preview:
 - a) Go to Matrix Add/Edit menu.
 - b) Select the listing from you inventory.
 - c) Click **“Open House”**.
 - d) Enter the date for the Wednesday you wish to preview on.
 - e) Select **“Broker”** on the Open House Type field.
 - f) If you have refreshments or a drawing please enter it.
 - g) Click **“Submit”**

Laguna Woods Broker Preview Meeting



Laguna Woods (12/17/24):

Change from 11/26/24

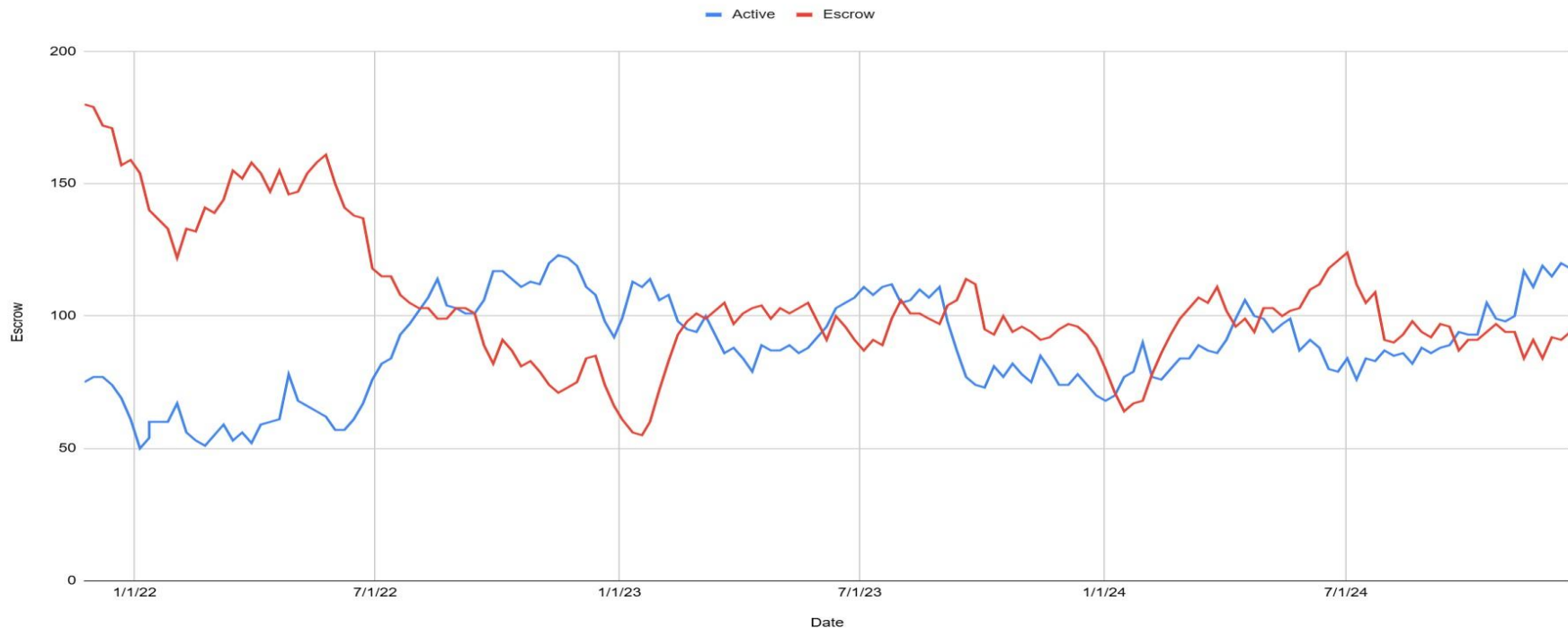
Active Listings:	116	-2
Coming Soon:	2	1
Pending:	94	+10
Pending Last 30 Days:	57	1

Laguna Woods Broker Preview Meeting



Laguna Woods Active & Pending:

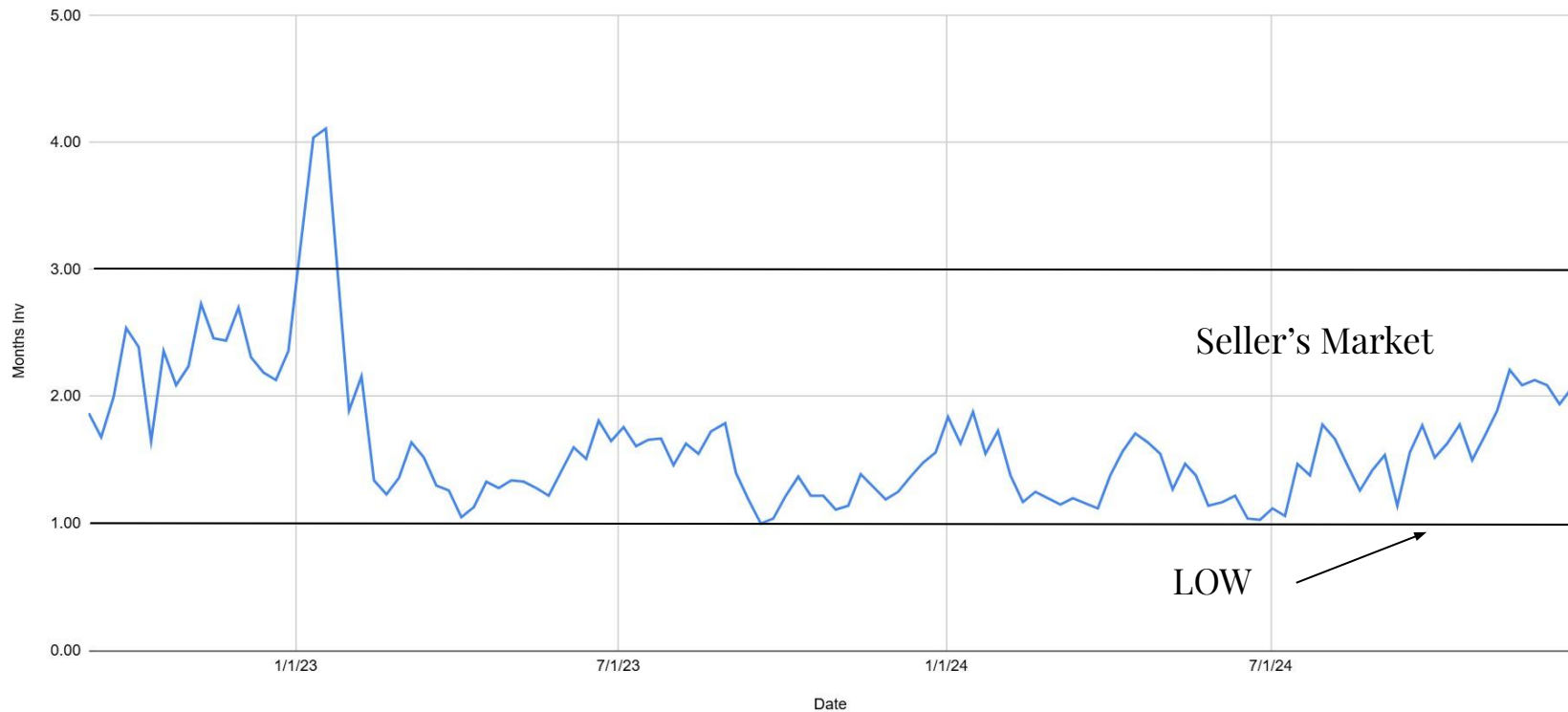
Escrow vs. Date



Laguna Woods Broker Preview Meeting

Laguna Woods Months Inventory

Months Inventory - Listings / Escrows (Last 30 Days)



Laguna Woods Broker Preview Meeting