

# **\$1,375,000 - 32 Narbonne, Laguna Niguel**

MLS® #LG23035350

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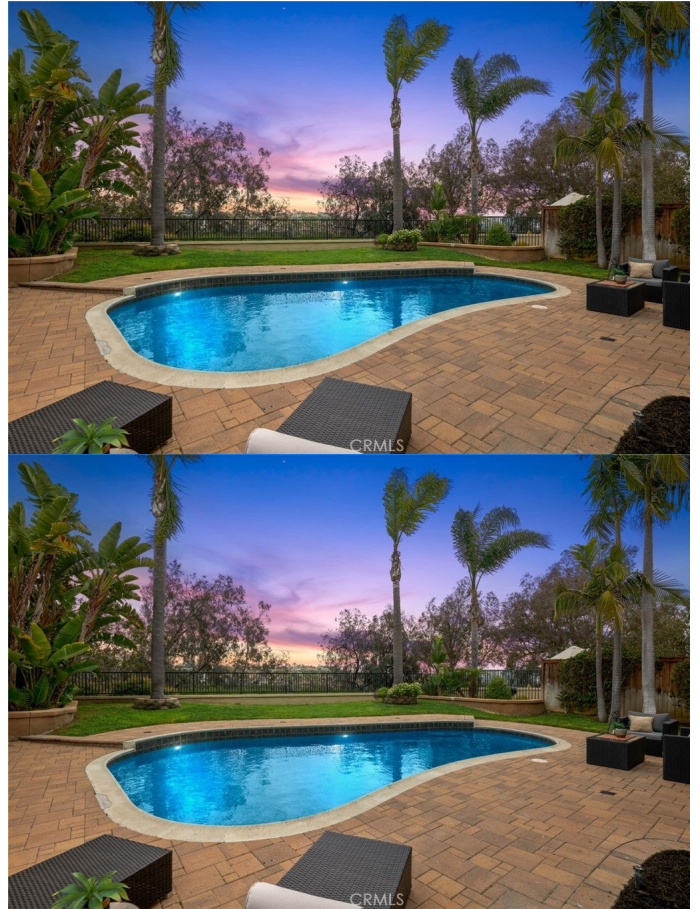
## **\$1,375,000**

3 Bedroom, 3.00 Bathroom, 1,943 sqft  
Residential on 0 Acres

Terracina (MH Niguel East) (MHT), Laguna Niguel,

**VIEW HOME, TROPICAL BACKYARD WITH  
POOL, 3 BEDROOMS + AN  
OFFICE/RETREAT AND IN MARINA HILLS!**

Perfectly situated at the end of a cul-de-sac, on the view side of the street, on a private lot, with southern facing exposure and an incredible backyard with resort style pool! Through a gated courtyard, enter to high ceilings, lots of natural light, fresh new paint, neutral colors and a serene indoor-outdoor atmosphere. A gourmet kitchen with stone counters, stainless steel appliances, ample cabinet and countertop space, bar stool seating and open to the family room, with both areas overlooking a serene backyard setting. Living room and dining room offer large spaces and are perfect for entertaining. Upstairs are 3 bedrooms with an additional bedroom retreat which could be multi-purpose or possibly converted to a 4th bedroom. The primary bedroom is highlighted with vaulted ceilings, panoramic hillside views and ocean breezes. The upgraded primary bathroom includes an enlarged shower with rain shower head, stone countertops, counter-mounted glass sinks, upgraded cabinetry and hardware. Also on the second floor are 2 secondary bedrooms and a full bath with dual sinks. Wood floors run throughout most of the main floor and the upstairs hall. The driveway and backyard are upgraded with pavers seamlessly throughout for an upscale aesthetic. Low HOA and no Mello-Roos. Enjoy access to Marina Hills resort style amenities



with a jr olympic size swimming pool, wader and spa, showers, clubhouse with full kitchen and fireplace, tennis and pickleball courts, parks and tot lot within the community and walking path to Salt Creek Trail for a leisurely 4 mile walk or e-bike ride to Salt Creek Beach. The perfect coastal style pool home in an ideal location!

Built in 1987

### **Additional Information**

City	Laguna Niguel
County	Orange
Zip	92677
MLS® #	LG23035350
Bedrooms	3
Bathrooms	3
Square Ft	1,943
Lot Size	0.16
Neighborhood	Terracina (MH Niguel East) (MHT)
Levels	Two
Garages	2
School District	Capistrano Unified
HOA Dues	\$185
HOA Dues Freq.	Monthly

### **Listing Details**

Listing Agent	Tracey Fullenkamp
Provided By:	First Team Real Estate

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