

\$1,329,000 - 34 Toulon, Laguna Niguel

MLS® #OC24022692

\$1,329,000

2 Bedroom, 3.00 Bathroom, 1,922 sqft
Residential on 0 Acres

Laguna Sur (LS), Laguna Niguel,

Welcome to 34 Toulon, a stunning representation of coastal luxury living in the esteemed ocean-view private gated community of Laguna Sur. Situated at the end of a serene cul-de-sac, this two-story reverse floor plan home embodies sophistication, luxury & comfort. Boasting 2 bedrooms, 2.5 baths, & a versatile den/potential 3rd bedroom, this residence offers a flexible & refined living space. Upon entering through your private courtyard, you're welcomed into the spacious living room, flooded with natural light, high ceilings, & a cozy fireplace. The living room seamlessly flows onto your private deck, offering tranquil views of the majestic Santa Margarita Mountains & peek ocean views, creating the ideal serene backdrop for relaxing. Adjacent to the living room is the elegant formal dining room, perfect for hosting gatherings. At the front of the home is the den, finished with built-in shelves, providing an inviting space for relaxation or productivity. The kitchen is a culinary delight, featuring crisp white custom cabinetry, slab stone countertops, & a cozy breakfast nook. Completing the first floor is a tastefully remodeled powder room, a separate laundry room, & convenient access to the attached 2-car garage. Downstairs you'll find both bedrooms, including a generously-sized guest room with its own private bathroom. The luxurious primary suite features an expanded walk-in closet, a separate soaking tub, a walk-in shower, & a custom updated dual



vanity & the fireplace enhances the ambiance of this secluded retreat. Both bedrooms offer access to your peaceful enclosed private patio, inviting you to unwind & enjoy the coastal breeze year-round. There's even grassy space, perfect for gardening or your favorite furry friend. Your garage offers ideal storage & workspace with abundant custom cabinetry & 2 workbenches as well as pull-down stairs to the 200 sq ft attic space. Laguna Sur residents enjoy outstanding amenities, including 2 heated pools (1 heated year-round), 2 jacuzzis, and tennis/pickle ball courts, providing abundant opportunities for leisure and recreation. Ready to explore your coastal community? Scenic hiking and walking trails are just beyond the gates and feature stunning views and the perfect outdoor walk. Southern California's finest beaches and renowned resorts, such as the Waldorf Astoria, Ritz Carlton, and Montage, are mere moments away, offering unparalleled luxury at your fingertips. Your best life starts right here in Laguna Sur!

Built in 1989

Additional Information

City	Laguna Niguel
County	Orange
Zip	92677
MLS® #	OC24022692
Bedrooms	2
Bathrooms	3
Square Ft	1,922
Lot Size	0.00
Neighborhood	Laguna Sur (LS)
Levels	Two
Garages	2
School District	Capistrano Unified
HOA Dues	\$783

HOA Dues Freq. Monthly

Listing Details

Listing Agent Michelle Wilson

Provided By: First Team Real Estate

Based on information from California Regional Multiple Listing Service, Inc. as of May 15th, 2024 at 8:55am 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.