

# **\$1,995,000 - 525 Bluebird Canyon Drive, Laguna Beach**

MLS® #LG23021751

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**\$1,995,000**

2 Bedroom, 1.00 Bathroom, 1,062 sqft  
Residential on 0 Acres

Woods Cove (WC), Laguna Beach,

\*\*\*\*\*THE ONLY WOODS COVE HOME LISTED UNDER \$4.75M !! \*\*\*\*\*This charming 1936 cottage stands on a rare Woods Cove-area 6000 Sq. ft. "double-lot", which includes ocean and Catalina views (and ADU POTENTIAL) ! This is quintessential Laguna Beach living! Approx. sq footages are 745 sq ft (home) + 135 sq ft (Sun Room) + 180 sq ft (converted garage). Brick pathways and mature foliage greet you as you walk up to the classic, covered front porch. This cozy 2-bedroom cottage has 1 bathroom, living room with gas fireplace, a sunroom, newly remodeled kitchen with skylights, Shaker cabinetry, stainless steel dishwasher, gas range and butcher-block countertops. Other features include plantation shutters, new interior paint, forced-air heat & A/C, newer water heater and recent roof with owned solar.

Relax outside and read a book with ocean and Catalina views from the front or back yards. The spacious backyard with its chirping birds and mature trees is perfect for outdoor entertaining and having dinner Al Fresco while watching the sunset over Catalina. Just a quick walk to art galleries, festivals, World class restaurants, shopping and famous beaches such as Woods Cove! Choose to keep this cottage original with its vintage Laguna charm or use your imagination to make this rare property unique to your own taste. The possibilities are endless!

Built in 1936



## Additional Information

City	Laguna Beach
County	Orange
Zip	92651
MLS® #	LG23021751
Bedrooms	2
Bathrooms	1
Square Ft	1,062
Lot Size	0.14
Neighborhood	Woods Cove (WC)
Levels	One
School District	Laguna Beach Unified
HOA Dues	\$

## Listing Details

Listing Agent	Kent Anderson
Provided By:	Berkshire Hathaway HomeServices California Properties

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