

# **\$3,875,000 - 3140 Alta Laguna Boulevard, Laguna Beach**

MLS® #LG23025114

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**\$3,875,000**

4 Bedroom, 5.00 Bathroom, 2,466 sqft

Residential on 0 Acres

Top Of The World (TOW), Laguna Beach,

ABSOLUTE PERFECTION INSIDE AND OUT IN THIS STUNNING REIMAGINED 3 BEDROOM 3.5 BATH CONTEMPORARY COTTAGE PLUS SEPARATE/GORGEOUS 800' ADU (SECOND LIVING SPACE/RENTAL OR HOME OFFICE, MUSIC STUDIO, ENTERTAINMENT HUB) COMPLETELY RENOVATED DOWN TO THE STUDS. EVERYTHING IS NEW, TOP OF THE LINE WITH FLAWLESS ATTENTION TO THE TINIEST OF DETAILS OFFERING CASUAL ELEGANCE AND LIVABILITY ON AN INCOMPARABLE VIEW PARCEL. Walking through the front door and into the open floor plan of this luxurious property, your gaze is immediately drawn to the stunning view of the Santa Ana Mountains visible through the stacking wall of glass doors, creating a breathtaking backdrop for your grand but warm new home. Top of the line Jenn-Air professional-style appliances (in Residence AND ADU), custom cabinets, stacking doors, new windows create seamless indoor-outdoor living. Custom rift white oak entry and garage doors add an extra touch of elegance, as does the stunning DuChateau wide plank flooring. The kitchen and bathrooms are finished with Taj Mahal and Caesar Stone countertops, adding a functional sophistication. The home itself is truly magnificent but with the addition of the additional dwelling unit perfectly placed in the back yard offers unsurpassed flexibility for the most discerning buyer. The ADU boasts a full kitchen with the same high



quality finishes, fixtures and appliances and custom cabinetry. Itâ€™s a versatile space that flows perfectly into the custom landscape and hardscape making this property a dream for entertainers.

The exterior of the property is extremely thought out and well-done, with the installation of new James Hardie siding, new insulation, and a level 5 drywall finish. the detail continues with solid copper metal flashings, copper rain gutters & downspouts creates a dramatic but clean contemporary look. The electrical, plumbing and HVAC systems have been completely replaced. All the upgrades and additions to this home created a truly unique and special place to call home. This is easily the highest quality home on the market and is priced to sell.

OTHER FEATURES: TWO LG Wash Tower washer/dryer sets included. EV Car Charger in Garage, Tankless Water Heater, Epoxy garage flooring, Central A/C in main house. Split System with A/C in ADU. New Roof with Presidential Shingles, Copper Flashing. Hardie fire resistant siding. FULL FIRE SPRINKLER SYSTEM AND ALARM IN MAIN HOUSE AND ADU

Built in 2023

**Additional Information**

City	Laguna Beach
County	Orange
Zip	92651
MLS® #	LG23025114
Bedrooms	4
Bathrooms	5
Square Ft	2,466
Lot Size	0.16
Neighborhood	Top Of The World (TOW)
Levels	Two

Garages	2
School District	Laguna Beach Unified
HOA Dues	\$

**Listing Details**

Listing Agent	Mark Christy
Provided By:	Berkshire Hathaway HomeServices California Properties

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