

# **\$2,395,000 - 28852 Alta Laguna Boulevard, Laguna Beach**

MLS® #LG24037058

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**\$2,395,000**

3 Bedroom, 2.00 Bathroom, 2,196 sqft

Residential on 0 Acres

Top Of The World (TOW), Laguna Beach,

Tremendous Value for this Custom Built Home with a commanding Ocean View situated in a quiet, desirable section of Top of the World.

LOCATION, LOCATION, LOCATION, this warm, comfortable home is quiet yet conveniently close to award-winning Top of the World Elementary School (Thurston Jr High also nearby), Alta Laguna Park, world-class hiking and biking trails, tennis, pickle ball (but out of earshot), playgrounds and every day offers a front row view of Laguna's legendary sunsets over Catalina. and a ridgeline trail to Moulton Meadows Park.

On the market for the first time in decades, the original 1974 design gives the feeling of a mountain cabin sanctuary with soaring beam ceilings, an open "Great Room" with sweeping views stepping out onto a large entertainment deck with plenty of room for parties, an herb garden, etc. The main living area, with a ski-lodge scaled wood burning stone fireplace is upstairs offering the best views and the Master Suite, also featuring high open beam ceilings, is on this level. Downstairs features 2 bedrooms, a separate office/study/studio with a second stone fireplace, a large bath and full laundry room and another bonus room (currently home-office). This is a unique and fun property with a gorgeous setting in one of the most sought-after neighborhoods in Laguna and it is priced to sell.

Built in 1974



## Additional Information

City	Laguna Beach
County	Orange
Zip	92651
MLS® #	LG24037058
Bedrooms	3
Bathrooms	2
Square Ft	2,196
Lot Size	0.11
Neighborhood	Top Of The World (TOW)
Levels	Two
Garages	1
School District	Laguna Beach Unified
HOA Dues	\$

## Listing Details

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

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