

# **\$4,999,995 - 520 Iris Avenue, Corona del Mar**

MLS® #NP23066303

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## **\$4,999,995**

6 Bedroom, 5.00 Bathroom, 3,649 sqft  
Residential on 0 Acres

Corona del Mar North of PCH (CNHW), Corona del Mar

Experience the luxury of a completely remodeled grand-fathered oversized duplex situated on a corner lot in the heart of the village! This exquisite showpiece has been extensively renovated in 2023, leaving no detail overlooked and offering a rare opportunity to live in what feels like new construction with the benefit of more footage than new construction allows! You can never re-build this large. This special 3,649 sf property features two large units with designer touches, spacious patios and balconies, a turfed entertainment deck, an oversized 2-car garage PLUS a rare bonus 225 sf basement! This perfect investment offers the opportunity to live in one unit and rent out the other for upwards.

The lower and upper units are beautifully designed open floor plans with French white oak floors throughout. The downstairs unit is a unique 3 bed, 2.5 bath, 1873sf masterpiece with an 11ft high kitchen ceiling + 9ft living area ceiling. The upstairs unit is a 3bed, 2 bath, 1776 sf with a laundry room that can be converted to a powder room + an outdoor deck that serves as an extension of the home - an outdoor room for grilling, entertaining and nights around the firepit. Both units boast custom kitchen cabinetry, granite countertops, stainless-steel appliances, drought tolerant landscaping and an eye-catching New Tech siding that never fades nor has to be oiled like lpe.



The incredible corner location bestows abundant natural light on both units from sunlight to sunset. Nestled in the heart of the Village, this divine duplex is steps to the beach, shops, neighborhood restaurants, and minutes from Fashion Island, the Freeways, Pelican Hill Golf Course, and John Wayne Airport. This distinguished home is the epitome of California coastal living and won't be available for long. Don't wait to make this stunning home yours!

Built in 1973

**Additional Information**

City	Corona del Mar
County	Orange
Zip	92625
MLS® #	NP23066303
Bedrooms	6
Bathrooms	5
Square Ft	3,649
Lot Size	0.08
Neighborhood	Corona del Mar North of PCH (CNHW)
Levels	Two
Garages	2
School District	Newport Mesa Unified
HOA Dues	\$

**Listing Details**

Listing Agent	Steven "bud" Mastropaolo
Provided By:	eXp Realty of Southern Ca, Inc

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