

\$5,595,000 - 13 Callecita, Laguna Beach

MLS® #NP23087511

\$5,595,000

4 Bedroom, 3.00 Bathroom, 2,709 sqft
Residential on 0 Acres

Three Arch Bay (TAB), Laguna Beach,

Tucked away in the ever-desirable beachside community of lower Three Arch Bay, this exquisite four-bedroom, three-bathroom retreat showcases the talents of acclaimed architect Chris Abel and embraces sweeping vistas of the Pacific Ocean and Catalina Island. Bathed in abundant natural light, approximately 2,709 square feet of interiors flaunt refined artisanal touches, oak hardwood flooring, remarkable glasswork, rich woodwork and an open floor plan. Upon entry, guests are welcomed by a breathtaking mahogany/stained glass door, warm and welcoming foyer, and executive library resplendent with built-in teak cabinetry and a discreet peek-a-boo ocean view. The remainder of the ground level includes two guest bedrooms, full bath, ample storage closets, fully-equipped laundry room, and direct access to a two-car garage. Epitomizing the laid-back elegance of the Laguna Beach lifestyle, the upstairs main living area is characterized by captivating, west-facing panoramas of the ocean. Warmth exudes from the fireplace in the Great Room which shares a footprint with the recently renovated chef's kitchen, formal and informal dining spaces. The upstairs primary suite offers a personal haven, complete with an inspiring ocean view, walk-in closet, renovated en-suite bath, and direct deck access for peaceful morning or evening solitude. On the same level, a private secondary en-suite bedroom offers guests a luxurious stay. Idyllic for grand-scale entertaining, the inviting deck provides a



perfect backdrop for sunset soirées and taking in the ocean breezes. Additional highlights include a newer roof, tankless water heater, newly replumbed and renovated kitchen and baths, dumbwaiter, four additional uncovered guest parking spaces, and French doors providing direct access to the rear patio and yard. Residents of Three Arch Bay enjoy 24-hour guard-gated security, private beach access, community park, clubhouse, and tennis and basketball courts. This remarkable residence truly embodies the quintessential coastal lifestyle.

Built in 1973

Additional Information

City	Laguna Beach
County	Orange
Zip	92651
MLS® #	NP23087511
Bedrooms	4
Bathrooms	3
Square Ft	2,709
Lot Size	0.11
Neighborhood	Three Arch Bay (TAB)
Levels	Two
Garages	2
School District	Laguna Beach Unified
HOA Dues	\$3,000
HOA Dues Freq.	Annually

Listing Details

Listing Agent	Mahlia Rittenhouse
Provided By:	Coldwell Banker Realty

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