

\$35,000,000 - 1187 Marine Drive, Laguna Beach

MLS® #NP23106338

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4 Bedroom, 5.00 Bathroom, 7,041 sqft
Residential on 0 Acres

The Coves (CVS), Laguna Beach,

This is the home one dreams of but never expects to find in the real world. This perfect oceanfront setting is complemented by a residence of exquisite style. Never to be replicated under current building restrictions, the villa is carefully positioned into the site just above the water's edge. It takes advantage of the grandfathered position of its predecessor and as such, rests comfortably on the site as if it was always meant to be. The result is a unique relationship between the interiors and the vistas of the rugged coastline, azure waters, and sunsets that is simply unequalled on this coast. Nearly 7,000 square feet of living area was painstakingly designed by the esteemed firm of Tichenor & Thorp in a coastal Italian style. It takes full advantage of the scintillating and experiential sensory opportunities of the setting including the ocean breezes, sounds of the crashing waves, and the golden light that bathes the house throughout the day. The interiors are refined and comfortable, with each room carefully layered by a studied eye with antique materials and exceptional craftsmanship. The result is both harmonious and elegant. The house features a flowing, open, and eminently livable floor plan where one gracious room leads, uninterrupted, to the next. French doors open from every major room to seaside terraces and mature European gardens all cascading toward the shore. Antique inlaid garden walls dating back over 100 years create outdoor rooms, overlooks, and guide a private path to



the sand below. The primary suite is situated on the top floor and enjoys a majestic positioning. It includes a private view terrace, a Moroccan themed bath, and ample closet + dressing area. Another ocean view suite shares this floor. The main level includes the living room, which adjoins the paneled family room. The family room leads in one direction to the bar, guest bath, and main guest suite. In the other direction, it leads to the formal dining room, immense kitchen, and a sea view morning room. A large view terrace on this level is complemented by a fireplace and offers a wonderful setting for entertaining and dining. The lowest level functions as a complete “guest house”™. Carefully positioned terraces and overlooks are sculpted into the bluff and adorned with colorful and flourishing gardens. The opportunities for living and entertaining here are beyond compare, yet it retains a luxurious ambiance and extraordinary privacy. In a word, this home is “œperfection”•.

Built in 2002

Additional Information

City	Laguna Beach
County	Orange
Zip	92651
MLS® #	NP23106338
Bedrooms	4
Bathrooms	5
Square Ft	7,041
Lot Size	0.19
Neighborhood	The Coves (CVS)
Levels	Three Or More
Garages	3
School District	Laguna Beach Unified
HOA Dues	\$

Listing Details

Listing Agent Robert Giem

Provided By: Compass

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