

# **\$3,600,000 - 612 Begonia Avenue, Corona del Mar**

MLS® #NP23221912

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## **\$3,600,000**

4 Bedroom, 3.00 Bathroom, 1,100 sqft

Residential on 0 Acres

Corona del Mar South of PCH (CDMS), Corona del Mar,

612 Begonia Avenue presents a prime development opportunity that stands out from the rest. Located south of PCH in Corona del Mar on a coveted non-pass-through street, this property offers a rare chance to bring your dream vision to life. This 3,539 square foot lot offers a unique opportunity, as the existing 2-bedroom, 1-bathroom home has been taken down to the studs, creating a blank canvas and endless opportunities. In addition, there is an unoccupied 1-bedroom, 1-bathroom unit above the garage that can be rented out for additional income. Approved architectural plans by the esteemed Mark Teale provide a seamless path to realizing your vision. With a west-facing position, this property enjoys abundant natural light and a desirable orientation. The property is set apart by its unique positioning on one of only two sectors in the village with underground power lines. This feature not only reduces unsightly obstructions but also minimizes electrical hazards and eliminates parking and driving inconveniences, enhancing the overall appeal of the neighborhood. Don't miss this special opportunity to make your mark and experience every luxury of coastal Orange County, while enjoying the convenience of this exceptional CDM location with neighborhood parks and beaches less than a half mile away.



Built in 1948

## **Additional Information**

City	Corona del Mar
County	Orange
Zip	92625
MLS® #	NP23221912
Bedrooms	4
Bathrooms	3
Square Ft	1,100
Lot Size	0.08
Neighborhood	Corona del Mar South of PCH (CDMS)
Levels	Two
Garages	2
School District	Newport Mesa Unified
HOA Dues	\$

### **Listing Details**

Listing Agent	Matthew Tutton
Provided By:	Compass

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