

\$2,700,000 - 31312 Pedro Street, Laguna Beach

MLS® #OC22082192

\$2,700,000

2 Bedroom, 2.00 Bathroom, 1,424 sqft
Residential on 0 Acres

Coast Royal (CR), Laguna Beach, CA

Back on the market. Buyer failed to perform. Amazing 180-degree white water, ocean, and Catalina views from this beach cottage on a large street to street lot in Laguna Beach's coveted Coast Royal neighborhood. Short walk to some of the best beaches in Laguna Beach, to include West Beach, Table Rock, Thousand Steps Beach and direct beach access via a pedestrian tunnel to Aliso Beach. The house features a freshly painted interior with hardwood floors, wood beamed ceilings, front tiled patio, rear wood deck, and a hand laid rock backyard. In addition to easy beach access, the Coast Royal neighborhood is within walking distance to the South Laguna Village for restaurants and shops, hiking trails, and The Ranch for golf, dining, and live music. Assumable VA Loan at 2.25%.



Looking for a larger, newer house? The sale includes city approved plans for a major remodel to increase the total house size to 3,576 sqft over three levels with a total of 3 en-suite bedrooms, all with ocean views, large living room, dining room, and family room all with ocean views, large designer kitchen, a bonus third level 680 sqft family room, or 4th ensuite bedroom with plans to convert to an ADU, over 800 sqft of ocean view decks and patios, an oversized 538 sqft subterranean two car garage, and a large ocean view backyard with room for a pool. The plans for the major

remodel were approved by the City of Laguna Beach Design Review Board (DRB) in October 2021 and now valid until 2025. Seller has completed the structural and civil engineering plans, the mechanical, electrical, plumbing, and fire sprinkler plans, and completed the soil testing. The construction plans are all ready to submit to the City for approval and permitting.

Built in 1940

Additional Information

City	Laguna Beach
County	Orange
Zip	92651
MLS® #	OC22082192
Bedrooms	2
Bathrooms	2
Square Ft	1,424
Lot Size	0.14
Neighborhood	Coast Royal (CR)
Levels	Two
Garages	1
School District	Laguna Beach Unified
HOA Dues	\$0

Listing Details

Listing Agent	Peter McCormick
Provided By:	USA Veterans Real Estate and Mortgage Company

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