

\$3,495,000 - 31964 10th Avenue, Laguna Beach

MLS® #OC23228527

\$3,495,000

3 Bedroom, 2.00 Bathroom, 1,620 sqft
Residential on 0 Acres

N/A, Laguna Beach,

It is a rare opportunity when a treasured cottage property with “ALL” the modern amenities becomes available to add to your portfolio as your primary residence or vacation home. It’s all about Location, Location, Location. This South Laguna Beach property has it all: Catalina Island & Ocean Views, 1000 Steps Coastal Beach Access, a large Private Residential Lot w/lushly landscaped drought tolerant yard including additional outdoor living space w/terraced brick patio & large ocean view deck create the perfect setting for entertaining guests while enjoying the temperate weather. Convenient proximity north, east and south “to Newport Beach, Dana Point, San Diego, International Airports (LAX & SAN) as well as many cultural, entertainment and amusement venues. This home has been lovingly taken care of by the current owner for the past 25 years and has just been refreshed with important property updates adding to the home’s pedigree. The “Bones” including newly installed “fire hardening siding”, new sewer lateral, engineered retaining walls, basement /foundation refurbishment completed by Licensed Contractors including City Building permits. Welcome home through the front Dutch Door into the living room exuding vintage charm including original beamed ceilings, lantern fixtures and the natural rock fireplace. The adjacent dining room is large enough for 8-10 seating with nice Catalina Island views rests



next to the Gourmet Kitchen w/Viking and Kitchen Aid appliances. Craftsmaid cabinetry all have pull out drawers/shelves for convenient access. The Farmhouse apron sink, and a hot/cold water faucet further compliment the vintage charm of the cottage. Enjoy the Ocean View Master Bedroom suite w/extended sitting area & walk-in closet, french doors & ceiling fan. The brick terrace patio is your private oasis - easily accessed through a rear door where you can peacefully start or end your day.

This home includes hardwood floors, plantation shutters and has been updated with central heating & air conditioning for your personal comfort. Newly installed copper rain gutters and drains all function seamlessly along with a hot/cold outdoor shower. A one car extended garage space including large storage area can be utilized to secure all your toys; surf boards, paddle boards, bicycles, etc. Additional 2 car parking on the driveway apron guarantee guest parking in this popular beach community. This is a beautiful and rare Turnkey property ready for you to enjoy!

Built in 1934

Additional Information

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|-----------------|----------------------|
| City | Laguna Beach |
| County | Orange |
| Zip | 92651 |
| MLS® # | OC23228527 |
| Bedrooms | 3 |
| Bathrooms | 2 |
| Square Ft | 1,620 |
| Lot Size | 0.08 |
| Neighborhood | N/A |
| Levels | Two |
| Garages | 1 |
| School District | Laguna Beach Unified |

HOA Dues \$

Listing Details

Listing Agent Patricia Halman-menne

Provided By: RE/MAX Select One

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