

# **\$3,725,000 - 31508 Mar Vista Avenue, Laguna Beach**

MLS® #LG25024459

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## **\$3,725,000**

3 Bedroom, 3.00 Bathroom, 2,500 sqft  
Residential on 0 Acres

South Laguna Village (SLV), Laguna Beach,

Perched above South Laguna Village, this spacious soft-contemporary home offers privacy and stunning coastal views. Nestled on a secluded cul-de-sac shared with only two other properties, the residence is thoughtfully designed to highlight sweeping vistas of the ocean and Catalina Island. Natural elements such as mahogany doors, cathedral wood-beam ceilings, honed black granite counters, and travertine stone lend warmth and character to the home. Set on a 7,500-square-foot lot, the property strikes a perfect balance between indoor and outdoor living, ideal for relaxation or entertaining. A generously sized ocean-view deck, located just off the kitchen, provides the perfect setting for al fresco dining and breathtaking sunset views. The home spans approximately 2,500 square feet, featuring 3 bedrooms and 3 bathrooms. The primary suite boasts ocean views, direct access to an outdoor patio, high ceilings, and a walk-in closet. The living room, dining area, and kitchen are highlighted by soaring ceilings and panoramic ocean vistas. Additional features include a garage with extra-high ceilings, a loft space of approximately 400 square feet, and a wine cellar. Located near Table Rock and West Street Beaches, this exceptional property offers convenient access to coastal attractions, making it the perfect retreat for those seeking a serene California beachside lifestyle.



Built in 1977

## Essential Information

MLS® #	LG25024459
Price	\$3,725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,500
Acres	0.17
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Craftsman, Modern
Status	Closed
Listing Agent	Christopher Sirianni
Listing Office	Coldwell Banker Realty

## Community Information

Address	31508 Mar Vista Avenue
Area	SL - South Laguna
Subdivision	South Laguna Village (SLV)
City	Laguna Beach
County	Orange
Zip Code	92651

## Amenities

Parking Spaces	4
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Catalina, Hills, Ocean, Panoramic, Water
Pool	None

## Exterior

Exterior Features	Awning(s), Rain Gutters
Lot Description	ZeroToOneUnitAcre, Garden, Landscaped, Yard
Windows	Double Pane Windows
Roof	Composition, Tar/Gravel
Foundation	Raised

## Interior

Interior	Carpet, Wood, Stone
Interior Features	Built-in Features, High Ceilings, Open Floorplan, All Bedrooms Up, Beamed Ceilings, Living Room Deck Attached, Loft, Primary Suite, Wine Cellar
Appliances	Dishwasher, Disposal, Gas Range, Refrigerator, Water Heater, Barbecue, Double Oven, Freezer, Range Hood, SixBurnerStove
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Family Room
# of Stories	3
Stories	Two

## School Information

District	Laguna Beach Unified
Elementary	El Morro
Middle	Thurston
High	Laguna Beach

## Additional Information

Date Listed	February 3rd, 2025
Days on Market	46
Short Sale	N
RE / Bank Owned	N

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