

\$2,699,000 - 1304 Morningside Drive, Laguna Beach

MLS® #LG25195071

\$2,699,000

4 Bedroom, 3.00 Bathroom, 2,519 sqft
Residential on 0 Acres

Rancho Laguna (RL), Laguna Beach,

On the market for the first time in over 40 years, this Mid-Century residence embodies the timeless architecture and versatile design that are iconic to Laguna Beach. Built in 1963 and set on nearly 10,000 square feet in serene Bluebird Canyon, the home integrates wood, stone, and glass in a design that connects effortlessly to its natural surroundings. Step into the welcoming foyer, where light from vaulted ceiling and skylight above sets the tone. To the left, a private wing offers two well-sized bedrooms and a full bath. This wing also extends to a private ensuite bedroom with a walk-in closet and its own exterior entrance—ideal for a primary suite, extended family, guests, or a home office. To the right of the foyer, the dining area flows into the kitchen, where generous granite counters, ample cabinetry, and direct garage access make everyday living easy. On the lower level, the home's grand living room makes a dramatic statement with its impressive stone fireplace, oversized windows, and French doors that open to the backyard. Adjacent to this space, a second large sitting room—with another set of French doors—offers versatility as a formal dining room, family room, or creative studio. Out back, the expansive deck invites gatherings and relaxation with multiple seating areas, a peekaboo ocean view, and a private, tree-framed yard. Upstairs, the primary suite enjoys vaulted ceilings, two private terraces, a walk-in closet, and an ensuite bath with double sinks and a striking open design



that feels connected to the homeâ€™s architectural spirit. Celebrated for its original Mid-Century character, this home offers rare architectural integrity and scale. With dramatic volumes and a versatile floor plan, it provides the ideal canvas for thoughtful updates to create a truly timeless Laguna Beach retreat.

Built in 1963

Essential Information

MLS® #	LG25195071
Price	\$2,699,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,519
Acres	0.23
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Custom, Mid-Century Modern
Status	Closed
Listing Agent	Barbara Balossi
Listing Office	Compass

Community Information

Address	1304 Morningside Drive
Area	LV - Laguna Village
Subdivision	Rancho Laguna (RL)
City	Laguna Beach
County	Orange
Zip Code	92651

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage,

	Garage Door Opener, Off Street
# of Garages	2
Garages	Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Off Street
View	Hills, Peek-A-Boo, Canyon
Pool	None

Exterior

Exterior	Wood Siding
Exterior Features	Rain Gutters
Lot Description	Back Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Timer, Sprinkler System, Street Level, Near Public Transit
Windows	Skylight(s), Wood Frames
Roof	Tile
Construction	Wood Siding

Interior

Interior	Carpet, Tile, Wood
Interior Features	Beamed Ceilings, Built-in Features, Balcony, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Stone Counters, Recessed Lighting, Storage, Unfurnished, Wood Product Walls, Loft, Entrance Foyer, In-Law Floorplan, Living Room Deck Attached, Multiple Primary Suites, Track Lighting, Two Story Ceilings
Appliances	Built-In Range, Double Oven, Dishwasher, Freezer, Disposal, Gas Range, Refrigerator, Water Heater, Dryer, Washer, Ice Maker
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Multi/Split

School Information

District	Laguna Beach Unified
Elementary	Top Of The World
Middle	Thurston
High	Laguna Beach

Additional Information

Date Listed	July 14th, 2025
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Days on Market	1
Short Sale	N
RE / Bank Owned	N

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