

# \$7,495 - 2805 Chillon, Laguna Beach

MLS® #LG25251244

---

## \$7,495

2 Bedroom, 2.00 Bathroom, 1,514 sqft  
Residential Lease on 0 Acres

Top Of The World (TOW), Laguna Beach,

Views, Views, and More Views!

Welcome to your Top of the World retreat – a single-level home showcasing sweeping panoramic ocean and sunset views from the living room, kitchen, and primary suite.

Recently refreshed, this light-filled residence offers 2 bedrooms and 2 baths with an open-concept layout that seamlessly connects indoor and outdoor living. The spacious living room features hardwood floors and a classic brick fireplace, creating a warm and inviting atmosphere. The open galley kitchen includes a breakfast bar, 4-burner stove, and a convenient 2-drawer dishwasher. A sliding glass door leads to the sunroom – the perfect spot to unwind and take in the stunning Pacific Ocean views – and out to the expansive outdoor patio ideal for entertaining or evening sunsets. The primary suite enjoys its own patio access, portable AC, and, of course, breathtaking ocean vistas. Additional highlights include solar panels, and an oversized two-car attached garage with workbench, laundry area, and extra storage. The lush yard offers peaceful privacy with mature landscaping and a variety of fruit trees. Perfectly situated within walking distance to award-winning Top of the World Elementary, scenic hiking trails, and beautiful parks – and just minutes to downtown Laguna Beach, renowned for its restaurants, galleries, and world-class beaches. Welcome home to your private ocean-view oasis. Available Feb. 1 2026 for a 12-month lease or longer.



Built in 1964

## Essential Information

MLS® #	LG25251244
Price	\$7,495
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,514
Acres	0.18
Year Built	1964
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Marcus Skenderian
Listing Office	Compass

## Community Information

Address	2805 Chillon
Area	LV - Laguna Village
Subdivision	Top Of The World (TOW)
City	Laguna Beach
County	Orange
Zip Code	92651

## Amenities

Utilities	Gardener, Sewer
Parking Spaces	2
# of Garages	2
View	Catalina, Coastline, Ocean, Water
Pool	None

## Exterior

Lot Description	Back Yard
-----------------	-----------

## Interior

Interior Features	Bedroom on Main Level, Galley Kitchen, Main Level Primary
Heating	Radiant
Cooling	None

Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

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

### **Additional Information**

Date Listed	October 31st, 2025
Days on Market	81
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 26th, 2026 at 7:56pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.