

\$35,000,000 - 1187 Marine Drive, Laguna Beach

MLS® #NP23106338

\$35,000,000

4 Bedroom, 5.00 Bathroom, 7,041 sqft
Residential on 0 Acres

The Coves (CVS), Laguna Beach,

This is the home one dreams of but never expects to find in the real world. This perfect oceanfront setting is complemented by a residence of exquisite style. Never to be replicated under current building restrictions, the villa is carefully positioned into the site just above the water's edge. It takes advantage of the grandfathered position of its predecessor and as such, rests comfortably on the site as if it was always meant to be. The result is a unique relationship between the interiors and the vistas of the rugged coastline, azure waters, and sunsets that is simply unequalled on this coast. Nearly 7,000 square feet of living area was painstakingly designed by the esteemed firm of Tichenor & Thorp in a coastal Italian style. It takes full advantage of the scintillating and experiential sensory opportunities of the setting including the ocean breezes, sounds of the crashing waves, and the golden light that bathes the house throughout the day. The interiors are refined and comfortable, with each room carefully layered by a studied eye with antique materials and exceptional craftsmanship. The result is both harmonious and elegant. The house features a flowing, open, and eminently livable floor plan where one gracious room leads, uninterrupted, to the next. French doors open from every major room to seaside terraces and mature European gardens all cascading toward the shore. Antique inlaid garden walls dating back over 100 years create outdoor rooms, overlooks, and guide a private path to



the sand below. The primary suite is situated on the top floor and enjoys a majestic positioning. It includes a private view terrace, a Moroccan themed bath, and ample closet + dressing area. Another ocean view suite shares this floor. The main level includes the living room, which adjoins the paneled family room. The family room leads in one direction to the bar, guest bath, and main guest suite. In the other direction, it leads to the formal dining room, immense kitchen, and a sea view morning room. A large view terrace on this level is complemented by a fireplace and offers a wonderful setting for entertaining and dining. The lowest level functions as a complete "guest house"™. Carefully positioned terraces and overlooks are sculpted into the bluff and adorned with colorful and flourishing gardens. The opportunities for living and entertaining here are beyond compare, yet it retains a luxurious ambiance and extraordinary privacy. In a word, this home is "œperfection"•.

Built in 2002

Essential Information

MLS® #	NP23106338
Price	\$35,000,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	7,041
Acres	0.19
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Robert Giem
Listing Office	Compass

Community Information

Address	1187 Marine Drive
Area	NL - North Laguna
Subdivision	The Coves (CVS)
City	Laguna Beach
County	Orange
Zip Code	92651

Amenities

Parking Spaces	3
Parking	Door-Multi, Driveway, Garage
# of Garages	3
Garages	Door-Multi, Driveway, Garage
View	Ocean, Water
Waterfront	Beach Access, Ocean Access
Pool	None

Exterior

Lot Description	0-1 Unit/Acre
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Interior

Interior	Wood
Interior Features	Beamed Ceilings, Wet Bar, Balcony, Wine Cellar
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Dining Room, Family Room, Living Room, Primary Bedroom, Outside
# of Stories	2
Stories	Three Or More

School Information

District	Laguna Beach Unified
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Additional Information

Date Listed	June 15th, 2023
Days on Market	26
Short Sale	N
RE / Bank Owned	N

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