

# **\$4,199,000 - 331 Ledroit Street, Laguna Beach**

MLS® #NP25014342

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## **\$4,199,000**

3 Bedroom, 3.00 Bathroom, 2,096 sqft  
Residential on 0 Acres

North Laguna (NL), Laguna Beach,

Significant Price Reduction!

Located in coveted North Laguna, this single story living view home has sweeping ocean and white water views of Emerald Bay, stretching from the Palisades to South Orange County. Nestled on a quiet street, this home offers the perfect balance of tranquility and convenience. Minutes from local world class beaches, restaurants, and premier shopping. Live in this beautifully curated home or reimagine the great potential for expansion or remodel.

Unlike the more congested areas south of Main Beach, North Laguna enjoys lighter traffic, especially during the summer months, and offers quick access to the 73 Toll Roads, and local freeways making commutes and weekend getaways a breeze.

Enjoy breathtaking views from the kitchen, dining, living, and family rooms. All designed to take full advantage of the scenery either of the gorgeous pacific ocean or the privacy of a secluded backyard retreat. The open layout features a modern kitchen with warm wood finishes, flowing into spacious living areas perfect for entertaining or relaxing. The recently remodeled deck includes a retractable awning, ideal for enjoying sunsets and ocean breezes year round. There are two generous primary suites, both with walk in closets and en-suite baths, one with direct access to your



back yard sanctuary. A third bedroom and full bath sit in a separate wing, ideal for guest or a home office. The tiered backyard offers endless potential to create your own private oasis. The oversized garage includes a bonus room which is perfect for a gym, office or creative studio. Seller is highly motivated and excited to pass on this view home which dreams are made of.

Built in 1954

**Essential Information**

MLS® #	NP25014342
Price	\$4,199,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,096
Acres	0.15
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Listing Agent	Kim Cohen
Listing Office	Douglas Elliman Of California

**Community Information**

Address	331 Ledroit Street
Area	NL - North Laguna
Subdivision	North Laguna (NL)
City	Laguna Beach
County	Orange
Zip Code	92651

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Parking Spaces	6
Parking	Door-Multi, Garage, Garage Faces Front
# of Garages	2
Garages	Door-Multi, Garage, Garage Faces Front
View	City Lights, Ocean
Waterfront	Beach Access
Pool	None
Security	Smoke Detector(s)

## Exterior

Exterior Features	Rain Gutters
Lot Description	Garden, ZeroToOneUnitAcre
Windows	Blinds, Double Pane Windows

## Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room, High Ceilings, Storage, Walk-In Closet(s), All Bedrooms Up, Balcony, Bedroom on Main Level, Built-in Features, Granite Counters, Main Level Primary, Multiple Primary Suites, Primary Suite, Wood Product Walls
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Convection Oven, Double Oven, ENERGY STAR Qualified Water Heater, Gas Oven, Gas Range, SixBurnerStove, Tankless Water Heater, Vented Exhaust Fan, Warming Drawer, Water Heater, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	One

## School Information

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

## Additional Information

Date Listed	January 20th, 2025
Days on Market	174

Short Sale                    N

RE / Bank Owned        N

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