

\$5,795,000 - 791 Nyes Place, Laguna Beach

MLS® #NP25016899

\$5,795,000

3 Bedroom, 4.00 Bathroom, 3,221 sqft
Residential on 0 Acres

Portafina (PF), Laguna Beach,

This European-inspired villa is unlike any other. Just one mile from Southern California's best beaches, this enchanting retreat whispers stories of timeless elegance with authentic 300-year-old French tiles and other exquisite French touches throughout. Rebuilt in 2008 and refreshed in 2024, the home seamlessly blends classic allure and modern living with its 3 beds, 4 baths, and a media room that can easily be converted to a fourth bedroom. A privacy wall encircles the property, creating a secluded sanctuary. The tranquil front courtyard with a water feature welcomes you, while the backyard unveils breathtaking ocean views, a fire pit for starlit evenings, alfresco dining space, and a sprawling terraced garden. Inside, a stunning, unique, and romantic interior awaits. The formal living room beckons with a gas fireplace, while custom details like the iron staircase and mahogany front door whisper of bespoke artistry. The open family room and chef's kitchen, with marble counters and open shelving, frame south-facing ocean vistas just beyond the lush Laguna hillsides. A French La Cornue CornuFeâ€™™ 110 range, Sub-Zero fridge, Miele dishwasher, warming drawer, and center island complete this gorgeous kitchen. Upstairs, you will discover three ensuite bedrooms, a laundry room, and the versatile media room. The primary suite boasts canyon and ocean views and a luxurious bath with a glass shower, soaking tub, and a massive walk-in closet. The entire experience is



elevated by details and upgrades such as hand-hewn beams, a wine fridge and bar, Sonos sound, a 2-car attached garage with epoxy flooring, 13 solar panels, and 2 Tesla batteries (installed 2022). Located just half a mile from Moulton Meadows Park with trails, sport courts and playgrounds, and a mile from local favorite Victoria Beach, this home offers prime access to Laguna's natural beauty. A short 1.3-mile drive brings you to the famous Montage Resort, or head north to shops, restaurants, and beloved art galleries. This rare masterpiece, curated with care and offering the very best of the Laguna Beach lifestyle, is an opportunity you won't want to miss.

Built in 2008

Essential Information

MLS® #	NP25016899
Price	\$5,795,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	3,221
Acres	0.16
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Style	French/Provincial, Mediterranean
Status	Closed
Listing Agent	Janelle File
Listing Office	Compass

Community Information

Address	791 Nyes Place
Area	LV - Laguna Village
Subdivision	Portafina (PF)
City	Laguna Beach

County	Orange
Zip Code	92651

Amenities

Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	City Lights, Coastline, Ocean, Canyon
Pool	None
Security	Prewired

Exterior

Exterior Features	Fire Pit
Lot Description	Landscaped
Roof	Tile

Interior

Interior	Tile, Wood
Interior Features	Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Wired for Sound, All Bedrooms Up, Walk-In Closet(s), Beamed Ceilings, Stone Counters, Wet Bar
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Range Hood, Warming Drawer, Water Purifier
Heating	Central, Solar
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Laguna Beach Unified
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Additional Information

Date Listed	February 10th, 2025
Days on Market	9
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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