

# \$3,995,000 - 612 Poppy Avenue, Corona Del Mar

MLS® #NP25029530

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## \$3,995,000

3 Bedroom, 3.00 Bathroom, 2,250 sqft

Residential on 0 Acres

Corona del Mar North of PCH (CNHW), Corona Del Mar

Located amidst the enchanting allure of the Flower Streets in Corona del Mar, 612 Poppy Avenue emerges as a sanctuary of coastal living, offering a harmonious blend of livability and tranquility. This canyon-facing property among mature trees on an approximately 7,480 square foot parcel, which is double that of a traditional Village lot. This home embraces the grandeur of 2-story ceilings in the living room, where grand windows frame panoramic views of the canyon and the lush landscape below. Bathed in natural light, the living & dining areas flow seamlessly into the kitchen, a convenient island and custom cabinetry, ideal for culinary endeavors and entertaining guests. The approximately 2,250 square foot residence boasts the flexibility of 3 bedrooms and 3 bathrooms, or 2 bedrooms & 2 bathrooms in a main house with an ADU (accessory dwelling unit). Experience ocean views from the second floor primary bedroom balcony with spa. Step outside to discover your own private oasis, complete with a solar-heated pool surrounded by verdant foliage and fruit trees, creating a serene ambiance for relaxation. A generous stone-paved deck offers a peaceful setting for soaking in the California sunshine and the surrounding wildlife habitat. The oversized 2-car garage provides ample room for two vehicles plus storage space. Designed for seamless indoor-outdoor living, this home invites you to savor the coastal breeze and embrace nature. 612 Poppy sits only blocks



from the countless amenities, restaurants and shops along PCH, multiple State Beaches, and is a short drive away from Fashion Island and John Wayne Airport.

Built in 1947

**Essential Information**

MLS® #	NP25029530
Price	\$3,995,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,250
Acres	0.17
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Steven Sergi
Listing Office	VALIA Properties

**Community Information**

Address	612 Poppy Avenue
Area	CS - Corona Del Mar - Spyglass
Subdivision	Corona del Mar North of PCH (CNHW)
City	Corona Del Mar
County	Orange
Zip Code	92625

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Phone Connected
Parking Spaces	4
Parking	Driveway, Garage Faces Front
# of Garages	2
Garages	Driveway, Garage Faces Front
View	Hills, Canyon, Ocean

Has Pool	Yes
Pool	Heated, In Ground, Private, Solar Heat
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Shingle Siding, Stone, Stucco
Exterior Features	Awning(s), Rain Gutters
Lot Description	Back Yard, Garden
Windows	Blinds, Tinted Windows
Roof	Flat
Construction	Shingle Siding, Stone, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Wood
Interior Features	Bar, Built-in Features, Cathedral Ceiling(s)
Appliances	Dishwasher, Water Purifier
Heating	Wall Furnace
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Newport Mesa Unified
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## Additional Information

Date Listed	February 10th, 2025
Days on Market	34
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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