

# \$1,750,000 - 1164 Miramar Street, Laguna Beach

MLS® #OC24239145

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## \$1,750,000

2 Bedroom, 2.00 Bathroom, 1,104 sqft

Residential on 0 Acres

Arch Beach Heights (ABH), Laguna Beach,

Seize this incredible opportunity to acquire a delightful beach house, complete with reliable tenantsâ€™ ideal for those considering a 1031 exchange, seeking a vacation getaway, or anyone looking to downsize and embrace coastal living without the immediate need to relocate. The breathtaking ocean views will captivate you while hosting friends on the expansive second-floor deck, where you can enjoy the remarkable sights of Catalina Island, city lights, and stunning sunsets. Inside, the home features luxury vinyl plank floors on both levels and a modern kitchen equipped with granite counters, stainless steel appliances, a garden window, and a large built-in granite breakfast bar that opens seamlessly to the living room with ocean views. The main-level bedroom and updated bath provide perfect accommodations for guests or a home office. Upstairs, two sets of sliding glass doors lead to the deckâ€™one at the top of the stairs and another from the primary bedroom. Wake up each day in the spacious primary suite, complete with an updated bath and direct deck access, allowing you to bask in the ocean breeze. The private backyard is perfect for barbecues and outdoor gatherings. Take in the beauty of a scenic walk to Moulton Meadows Park- a route that offers stunning views and a touch of exercise. Once there, enjoy a fenced dog park, tennis and basketball courts, a playground, a picnic area, and walking trails. Just minutes from pristine beaches, downtown shops, restaurants, art galleries,Â and more.



Built in 1966

**Essential Information**

MLS® #	OC24239145
Price	\$1,750,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,104
Acres	0.06
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Amy Mosley
Listing Office	Coldwell Banker Realty

**Community Information**

Address	1164 Miramar Street
Area	LV - Laguna Village
Subdivision	Arch Beach Heights (ABH)
City	Laguna Beach
County	Orange
Zip Code	92651

**Amenities**

Parking Spaces	4
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	City Lights, Panoramic, Catalina, Coastline, Ocean
Pool	None

**Exterior**

Lot Description	Back Yard
Windows	Garden Window(s)

**Interior**

Interior	Vinyl
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Interior Features	Granite Counters, Recessed Lighting, Bedroom on Main Level, Breakfast Bar
Appliances	Dryer, Washer, Dishwasher, Electric Oven, Gas Cooktop, Ice Maker, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

### **School Information**

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

### **Additional Information**

Date Listed	November 22nd, 2024
Days on Market	42
Short Sale	N
RE / Bank Owned	N

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