

# **\$2,700,000 - 701 Marguerite Avenue # 1, Corona Del Mar**

MLS® #OC25024223

**\$2,700,000**

3 Bedroom, 3.00 Bathroom, 2,085 sqft

Residential on 0 Acres

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

Welcome to this well-maintained townhouse on the highly desirable Marguerite Avenue, nestled in the highly sought after Corona Del Mar community. Owned and cherished by its original owners, this home exudes warmth and character, offering a rare opportunity to personalize a property in one of Newport Beach's most desirable neighborhoods.

PRIME CORNER lot with a 2-car attached garage.

Enjoy THREE private decks PLUS a stunning rooftop deck, where you can take in the breathtaking ocean views-PERFECT for entertaining or simply soaking in the coastal breeze.

Boasting 2085 square feet of living space, this three-bedroom, two-and-a-half bathroom home features two separate office spaces (on separate floors). This home has been lovingly cared for and remains in excellent condition.

The spacious layout is filled with natural light, and the timeless design offers the perfect foundation for modern updates or preserving its classic charm.

Enjoy the unbeatable location, just a few blocks from the pristine beaches of Corona Del Mar, spectacular dining and shopping.

Whether you are looking for a move-in-ready home or wanting to make it your own with your own touches, this property is a true gem.

Don't miss your chance to own a piece of California coastal living!



Built in 1995

## Essential Information

MLS® #	OC25024223
Price	\$2,700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,085
Acres	0.08
Year Built	1995
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Shelli Banko
Listing Office	Berkshire Hathaway Home Services

## Community Information

Address	701 Marguerite Avenue # 1
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, Cable Connected, Natural Gas Connected, Phone Connected, Water Connected
Parking Spaces	3
Parking	Direct Access, Driveway, Garage, Door-Single, Garage Faces Side
# of Garages	2
Garages	Direct Access, Driveway, Garage, Door-Single, Garage Faces Side
View	Neighborhood, Ocean
Pool	None

## Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre
Construction	Stucco

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Separate/Formal Dining Room, All Bedrooms Up, Balcony, Built-in Features, Granite Counters
Appliances	Gas Oven, Gas Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	3
Stories	Three Or More

## School Information

District	Newport Mesa Unified
High	Corona Del Mar

## Additional Information

Date Listed	February 15th, 2025
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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