

# \$2,895,000 - 1094 Katella Street, Laguna Beach

MLS® #OC25146044

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## \$2,895,000

4 Bedroom, 3.00 Bathroom, 2,015 sqft  
Residential on 0 Acres

Arch Beach Heights (ABH), Laguna Beach,

Perched on a coveted elevated corner lot in Arch Beach Heights, 1094 Katella Street offers an extraordinary blend of panoramic views, timeless design, and an unbeatable location.

Enjoy sweeping whitewater ocean views, sparkling city lights, and picture-perfect sunsets over Catalina Island—all from the comfort of your own home.

This 4-bedroom, 3 full bathroom home has been thoughtfully remodeled with a touch of coastal charm mixed with modern sophistication. Multiple patios and a charming backyard brings plenty of opportunity to create memorable experiences.

Lot's of natural light throughout, the heart of the home is the gourmet kitchen, featuring a stunning Taj Mahal leathered quartzite island and designer touches. Whether you're whipping up breakfast or hosting a sunset dinner party, this kitchen will inspire. Alfresco dining with the Pacific as your backdrop!

The versatile floor plan offers space for family, guests, or a dedicated home office, all framed by breathtaking ocean and village lights from nearly every angle.

With a 2-car garage, ample outdoor space, and some of the most captivating views in town, this Laguna Beach gem is the perfect blend of location, design, and comfortability.



Located just moments from hiking trails, parks, and only a quick drive down the hill to Laguna's vibrant village, world-class dining, galleries, and iconic beaches. Located in a top-tier school district with access to some of the best public schools in the country, this property is the perfect match for those seeking lifestyle, location, and luxury wrapped into one unforgettable address.

Built in 1975

**Essential Information**

MLS® #	OC25146044
Price	\$2,895,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,015
Acres	0.06
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Sandra Shany
Listing Office	The Oppenheim Group

**Community Information**

Address	1094 Katella Street
Area	LV - Laguna Village
Subdivision	Arch Beach Heights (ABH)
City	Laguna Beach
County	Orange
Zip Code	92651

**Amenities**

Parking Spaces	4
Parking	Door-Multi, Garage

# of Garages	2
Garages	Door-Multi, Garage
View	City Lights, Panoramic, Catalina, Ocean, Water
Pool	None
Security	Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre
Roof	Mixed
Construction	Stucco

## Interior

Interior Features	Built-in Features, Balcony, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s), Beamed Ceilings, Eat-in Kitchen, In-Law Floorplan, Multiple Staircases
Appliances	SixBurnerStove, Built-In Range, Dishwasher, Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	Three Or More

## School Information

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

## Additional Information

Date Listed	June 23rd, 2025
Days on Market	85
Short Sale	N
RE / Bank Owned	N

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