

\$3,950,000 - 32091 Virginia Way, Laguna Beach

MLS® #OC25161956

\$3,950,000

5 Bedroom, 7.00 Bathroom, 3,069 sqft
Residential on 0 Acres

South Laguna Village (SLV), Laguna Beach,

An Extraordinary Coastal Retreat with Limitless Potential in South Laguna Beach. Discover a rare opportunity to own a modern coastal sanctuary boasting over 3,000 sq. ft. of refined living space, featuring a 5-bedroom, 6-bathroom single-family home with an attached ADU and a newly built Junior Suite in 2025. With panoramic, unobstructed ocean and Catalina Island views from nearly every room, this versatile property is perfectly suited as a luxurious primary residence, a multi-generational home, or an income-producing investment. Perched above the coastline in one of Laguna's most coveted neighborhoods, the home offers a flexible layout ideal for full-time living in one unit while leasing the others, or as an upscale compound designed for both privacy and gathering.

The residence showcases a fully remodeled chef's kitchen adorned with elegant marble countertops, a spacious center island with bar seating, and top-of-the-line Thermador appliances, including a commercial-grade cooktop with pot filler and a built-in wine refrigerator. The open-concept design flows effortlessly into expansive living and dining areas, all oriented to capture sweeping 180-degree ocean vistas. Enjoy indoor-outdoor living at its finest with floor-to-ceiling Milgard double-pane sliding glass doors that open onto expansive decks—perfect for sunbathing, entertaining,



whale-watching by day, or enjoying fireworks over the ocean at night.

Additional highlights include:

- A newly installed solar energy system
- New roof and updated gas/water lines
- Three-car garage with ocean-view windows and two EV charging stations
- Three full-size climate-controlled storage units
- Motorized roller shades for added comfort and privacy.

Positioned just steps from the famed Thousand Steps Beach and with private access to Pacific Coast Highway, this serene residence offers the best of Laguna Beach—tranquil coastal living with easy access to fine dining, boutique shopping, and world-class beaches.

Built in 1962

Essential Information

MLS® #	OC25161956
Price	\$3,950,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	3,069
Acres	0.11
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Custom
Status	Closed
Listing Agent	Giselle Davis
Listing Office	HomeSmart, Evergreen Realty

Community Information

Address	32091 Virginia Way
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Area	SL - South Laguna
Subdivision	South Laguna Village (SLV)
City	Laguna Beach
County	Orange
Zip Code	92651

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Door-Single, Garage, Assigned, Covered
# of Garages	3
Garages	Door-Single, Garage, Assigned, Covered
View	Catalina, Ocean
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Security Lights

Exterior

Exterior	Stucco, Drywall
Exterior Features	Rain Gutters
Lot Description	Lawn, Rectangular Lot, Sprinkler System, Yard
Windows	Double Pane Windows
Roof	Asphalt, Fire Proof, Flat, Tar/Gravel
Construction	Stucco, Drywall
Foundation	Concrete Perimeter

Interior

Interior	Vinyl
Interior Features	Balcony, Eat-in Kitchen, High Ceilings, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Multiple Primary Suites, Primary Suite, Living Room Deck Attached, Partially Furnished, Storage
Appliances	SixBurnerStove, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Electric Range, Free-Standing Range, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Range Hood, Tankless Water Heater, Water To Refrigerator, Water Heater, Dryer, Washer, Convection Oven, Ice Maker, Self Cleaning Oven
Heating	Central, High Efficiency
Cooling	Central Air, High Efficiency
Fireplaces	None
# of Stories	1

Stories Multi/Split

School Information

District Laguna Beach Unified

Additional Information

Date Listed July 16th, 2025

Days on Market 43

Short Sale N

RE / Bank Owned N

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