

# \$1,449,000 - 1595 Arroyo Drive, Laguna Beach

MLS® #OC25176735

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## \$1,449,000

2 Bedroom, 1.00 Bathroom, 842 sqft  
Residential on 0 Acres

Canyon (CYN), Laguna Beach,

Price improvement! The most affordable single family home in Laguna! Fall in love with this charming bungalow-style cottage in the highly sought-after canyon area of Laguna Beach. Situated on a generous 7,500 sq ft lot, this is the best-priced single-family home in Laguna Beachâ€™ with potential to expand or add an ADU.

Tucked away at the end of a quiet, flat cul-de-sac and backing to a tranquil nature reserve, the home offers peaceful views and direct access to hiking trails.

Inside, the 842 sq ft floor plan features 2 bedrooms and 1 bath. The kitchen has been tastefully updated with newer cabinets, quartz countertops, and stainless steel appliances. A spacious one-car garage, with additional parking in front of the house, and ample street parking provide convenience for you and your guests. The private backyard is perfect for creating an artistâ€™s retreat, gardening, or simply relaxing in your own coastal hideaway. Enjoy close proximity to Main Beach, Sawdust Art Festival, Pageant of the Masters, renowned galleries, cultural attractions, and endless outdoor adventuresâ€™ everything this world-class coastal community has to offer. This is a rare opportunity to own a slice of Laguna Beach paradise.



Built in 1944

## Essential Information

MLS® #	OC25176735
Price	\$1,449,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	842
Acres	0.17
Year Built	1944
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Lucia Honda
Listing Office	First Team Real Estate

### **Community Information**

Address	1595 Arroyo Drive
Area	LC - Laguna Canyon
Subdivision	Canyon (CYN)
City	Laguna Beach
County	Orange
Zip Code	92651

### **Amenities**

Parking Spaces	3
Parking	Garage
# of Garages	1
Garages	Garage
View	Canyon, Mountain(s), Peek-A-Boo, Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

### **Exterior**

Lot Description	Cul-De-Sac
Foundation	Raised

### **Interior**

Interior	Stone
Interior Features	All Bedrooms Down, Ceiling Fan(s)

Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

### **School Information**

District	Laguna Beach Unified
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### **Additional Information**

Date Listed	August 5th, 2025
Days on Market	139
Short Sale	N
RE / Bank Owned	N

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