

\$6,375 - 1165 Noria, Laguna Beach

MLS® #OC25275208

\$6,375

3 Bedroom, 2.00 Bathroom, 1,625 sqft
Residential Lease on 0 Acres

Arch Beach Heights (ABH), Laguna Beach,

Discover this exquisitely remodeled coastal sanctuary in the desirable hillside community of Arch Beach Heights, where elegance meets European-inspired design. This remarkable 3 bedroom, 2 bath home offers peek-a-boo ocean and canyon views, exceptional craftsmanship, and undeniable charm from the moment you arrive. A stone-paved driveway, lush landscaping, and soft lighting lead to an inviting interior highlighted by authentic limestone and Du Chateau wood flooring.

Light, neutral colors enhance the open floor plan. Upstairs, the main living area features vaulted ceilings, a gas fireplace, and double doors opening to an outdoor dining terrace that provides mesmerizing ocean, sunset and Catalina views. The adjacent dining area includes abundant built-in cabinetry with lighted glass display cabinets, a wine refrigerator, and dual Sub-Zero beverage drawers. The Juliet balcony off this beautiful space adds to the charm and entertaining appeal. The open kitchen offers quartz countertops, Blanco sink, Miele dishwasher, Bosch refrigerator, 4-burner gas cooktop with Electrolux convection oven, skylights, under-cabinet lighting, and a center island. Top-quality Sonos system and mounted TVs elevate the entertaining experience throughout the home as well.

The spacious primary suite includes built-in closet space, a private viewing balcony, and



an updated ensuite with heated towel bars, dual shower heads, and linen storage. The entry level features two additional bedrooms: one with a fireplace, walk-in closet along with double-door access to the rear patio; the other offers a Murphy bed and floor-to-ceiling built-ins ideal for guests or office use. There's also a large secondary bath that offers heated limestone floors, dual shower heads, and an oversized soaking tub.

An ultra-private backyard oasis awaits, complete with fountain, Santa Maria grill, Kamado-style smoker, rotisserie, counter space, and multiple areas to relax or entertain. The yard is accessible from the lower level or via a spiral staircase off the family room.

Additional highlights include an oversized two-car garage with custom built-ins, storage, and laundry area. Perfectly positioned near Moulton Meadows Parkâ€”with tennis courts, playground, large grass fields, and numerous hiking and biking trailsâ€”this home is also minutes from downtown Laguna Beach, world-class dining, galleries, shops, and iconic beaches. A refined coastal residence offering the quintessential Laguna Beach lifestyle.

Built in 1968

Essential Information

MLS® #	OC25275208
Price	\$6,375
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,625
Acres	0.06
Year Built	1968
Type	Residential Lease

Sub-Type	Single Family Residence
Style	French/Provincial
Status	Closed
Listing Agent	Sheri Sandler
Listing Office	Realty One Group West

Community Information

Address	1165 Noria
Area	LV - Laguna Village
Subdivision	Arch Beach Heights (ABH)
City	Laguna Beach
County	Orange
Zip Code	92651

Amenities

Utilities	None, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
# of Garages	2
View	Canyon, Catalina, Ocean, Peek-A-Boo
Waterfront	Across the Road from Lake/Ocean, Ocean Side Of Freeway
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Features	Barbecue, Lighting, Rain Gutters
Lot Description	Front Yard, Landscaped, Paved, Sprinklers Timer, Sprinkler System, Street Level, Yard
Roof	Tile

Interior

Interior	Stone, Wood
Interior Features	Balcony, Bedroom on Main Level, Breakfast Bar, Built-in Features, Ceiling Fan(s), Entrance Foyer, High Ceilings, Main Level Primary, Multiple Primary Suites, Open Floorplan, Primary Suite, Quartz Counters, Recessed Lighting, Separate/Formal Dining Room, Walk-In Closet(s), Wired for Sound
Appliances	Gas Range, Built-In Range, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Self Cleaning Oven, Vented Exhaust Fan
Heating	Central
Cooling	Ductless

Fireplace	Yes
Fireplaces	See Remarks, Family Room
# 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	December 11th, 2025
Days on Market	12
Short Sale	N
RE / Bank Owned	N

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