

# **\$4,795,000 - 305 Poinsettia Avenue, Corona Del Mar**

MLS® #PW25146297

---

## **\$4,795,000**

3 Bedroom, 4.00 Bathroom, 1,988 sqft  
Residential on 0 Acres

Corona del Mar South of PCH (CDMS), Corona Del Mar

Coveted Southeast Corona del Mar Village Location. Experience the quintessential Corona del Mar Village lifestyle in this charming Cape Cod-style beach cottage, perfectly situated just steps from the sand in one direction and vibrant shopping, dining, and entertainment in the other. Nestled south of Pacific Coast Highway and bordering Seaview Avenue, this home offers the best of coastal living in one of the Village's most desirable neighborhoods. Set above street level for added privacy, this three-bedroom, four-bath residence welcomes you through a classic Dutch door into a light-filled living room with a cozy fireplace and wall of windows that open to a spacious, secluded courtyard patio—perfect for indoor-outdoor living. The well-appointed kitchen features granite countertops, a generous island for prep or casual dining, and a layout ideal for entertaining. Downstairs, you'll find two bathrooms and a large bedroom suite complete with a sitting area and inviting window seat—perfect for morning coffee or an afternoon retreat. The hallway leads to a charming built-in sleeping alcove and a cozy media lounge. Upstairs, a full primary suite awaits, boasting vaulted ceilings, an ocean view peek from the private balcony, and an airy, relaxing ambiance. The home is finished with warm wide-plank floors by Loar® Carlisle and Saltillo-style tile that adds coastal character.



The elevated front patio offers a great space for entertaining while maintaining privacy. Behind the home, a detached two-car garage is topped by a separate studio-style guest suiteâ€”complete with kitchenette and bathroomâ€”ideal for visitors, a tenant, a home office, or a private gym.

Gated and fenced for privacy, this beach cottage is full of charm and potential. Move right in, customize to your taste, or build your own dream home in this prime Village location.

Donâ€™t miss this rare opportunity to own a slice of paradise in Corona del Mar.

Built in 1948

### Essential Information

MLS® #	PW25146297
Price	\$4,795,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Square Footage	1,988
Acres	0.08
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod, Cottage
Status	Closed
Listing Agent	Nanette Walker
Listing Office	North Hills Realty

### Community Information

Address	305 Poinsettia Avenue
Area	CS - Corona Del Mar - Spyglass
Subdivision	Corona del Mar South of PCH (CDMS)
City	Corona Del Mar
County	Orange

Zip Code	92625
----------	-------

## Amenities

Parking Spaces	2
Parking	Door-Multi, Garage, Garage Faces Rear, Side By Side
# of Garages	2
Garages	Door-Multi, Garage, Garage Faces Rear, Side By Side
View	Mountain(s), Neighborhood, Ocean, Peek-A-Boo
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	ZeroToOneUnitAcre
Windows	Bay Window(s)

## Interior

Interior	Tile, Wood
Interior Features	Bedroom on Main Level
Appliances	Microwave
Heating	Wall Furnace
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Newport Mesa Unified
Elementary	Harbor View
Middle	Corona Del Mar
High	Corona Del Mar

## Additional Information

Date Listed	June 27th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 10th, 2025 at 4:11am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT

guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.