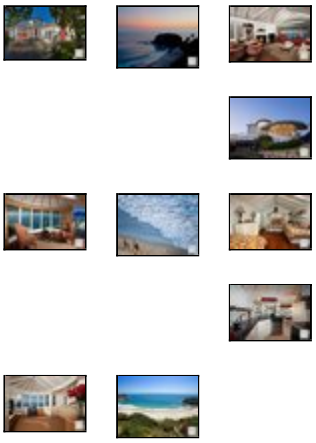
6 Mar Vista Lane, Laguna Beach, CA 92651 (MLS # L31943)





$4,449,000
1,886 sq ft, 3 beds
1 full, 2 part baths
Lot size: 12,298 sq ft
Year Built: 1945

Garage Spaces: 2.0
Tract: Tab
Community: South Laguna
County: Orange
Total Parking: 2
Last Updated: 12/13/2010

LOWEST PRICED OCEANFRONT SINGLE-FAMILY HOME IN A GATED COMMUNITY WITH A PRIVATE BEACH! Unobstructed ocean, coastline and Catalina Island views! Directly above the private, expansive, sandy beach in gate-guarded Three Arch Bay. Conveniently close to the association club house and outdoor recreation facilities. The current owner has retained the charm of this landmark home...while recently updating the kitchen, refurbishing the bathrooms, adding new off-street parking, and completely revamping the family room. Located on a small cul de sac a short distance from the HOA's private steps to the beach, this home's parcel sits on the crown of a bluff...granting it some of the most choice views along the Three Arch Bay coastline. This is an excellent opportunity to buy on the oceanfront!

Property Details

Building Size: 1886
Number Of Remote Controls: 1
Bath Half: 0
Bath Three Quarter: 2
HOAFee2: 0.0
Builders Tract Code: TAB
Lot Size Dimension Description: 43x286
Open Other Spaces Total: 2
Cross Streets: Vista del Sol and PCH
Tax Parcel Number: 05618021

CARETS Listing Status: Active
Bath Full: 1
Bath One Quarter: 0
HOAFee1: 225.0
Builders Model Name: Oceanfront!
Builders Tract Name: Three Arch Bay
Garage Spaces Total: 2
Will Consider Lease YN: N
Builders Model Code: Z

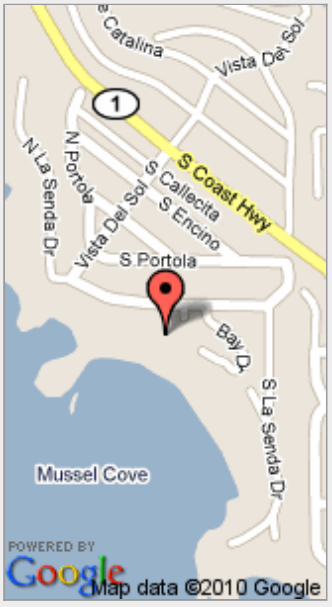
Additional Features

Association Amenities / Tennis Courts
Building Structure Style / Cottage

Cooling Type / Central A/C
Eating Areas / In Kitchen, Living/Dining Combo (N)
Exterior Construction / Wood
Fireplace Rooms / Living Room
Garage Spaces Total / 2
Interior Features / Beamed Ceiling(s), Living Room Deck Attached
Legal Disclosures / Homeowners Association

Association Fees Include / Clubhouse
Common Walls / Detached/No Common Walls
Disability Access / None (N)
Entry Location / Ground Level - no steps
Fire Place Fuel / Gas Starter
Floor Material / Carpet - Partial (N)
Heating Type / Forced Air
Kitchen Features / Remodeled (N)
Land Lease Type / Fee
Listing Terms / Cash, Cash To New Loan
ListingAgreement / Exclusive Right To Sell/Lease

eVantage Real Estate
License #: 01246968
Office: 949-388-3396
Info@eVantageRE.com
www.eVantageRE.com



(position on map may not be exact)

Lot Description / Private Beach (N)	Lot Location / Beach Front, Ocean Front, Water Front
Lot Size Source / Public Records	Parking Features / Driveway, Garage Door Opener
Parking Type / Garage Is Detached, Off Street Parking (N)	Pool Descriptions / No Pool
Property Condition / Restored (N)	Possession / Negotiable
Security Safety / Gated Community with Guard	Roofing / Composition
Spa Descriptions / None	ServiceLevel / Full Service
Stories / Two Level	Sewer / Connected & Paid, In
TVServices / Cable TV	Square Footage Source / Public Records
Water / District/Public (N)	Tax Mello Roos / No
	View / Any View, Catalina View, Coastline View, Ocean View, Panoramic View, Water View, White Water View
	Year Built Source / Assessor

Listing provided courtesy of Listing provided courtesy of Ray E. McAfoose (w/ Elizabeth Comerford), , Coldwell Banker South Laguna
Date printed: 12/30/2010