# *1085 Dyer Place, Laguna Beach, CA 92651 (MLS # L34773)*











$1,095,000
1,592 sq ft, 2 beds
1 full, 1 part baths
Lot size: 7,200 sq ft
Year Built: 1980

Garage Spaces: 2.0
Tract: RI
Community: Laguna Village

County: Orange
Total Parking: 2
Last Updated: 12/17/2010

Single story home with great views of the ocean, canyon and Catalina sunsets. A cabin feel with open beam ceilings, cedar panneling and a brick fireplace. Extra large master suite, with a dual sinks, bath tub and seperate shower. Second bedroom currently being used as a den. Fence yard, topical plans, water feature and privacy. This home also includes APPROVED plans for a 3400+ square foot home.

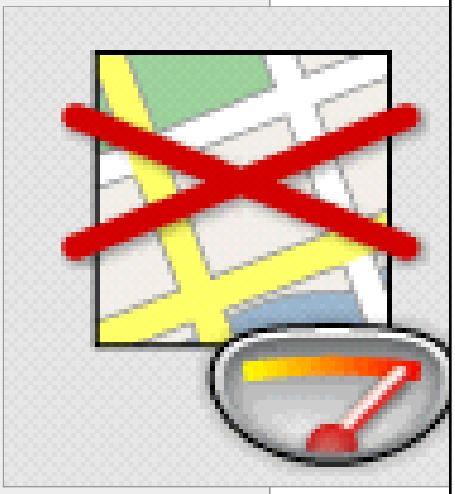
## Property Details

| | |
|---|---|
| Building Size: 1592 | CARETS Listing Status: Active |
| Number Of Remote Controls: 1 | Bath Full: 1 |
| Bath Half: 0 | Bath One Quarter: 0 |
| Bath Three Quarter: 1 | HOAFee1: 0.0 |
| HOAFee2: 0.0 | Builders Model Name: Custom |
| Builders Name: Custom | Builders Tract Code: RL |
| Builders Tract Name: Rancho Laguna | Lot Size Dimension Description: 60x120 |
| Zoning: R1 | Garage Spaces Total: 2 |
| Will Consider Lease YN: N | Cross Streets: Bluebird/Wycoff & Dyer Place |
| Builders Model Code: Z | Tax Parcel Number: 64435133 |

## Additional Features

| | |
|---|---|
| Bathroom Features / Double Vanity(s), Shower and Tub, Tile (N) | Bedroom Features / All Bedrooms Down, Dressing Area, Ground Floor Master Bedroom (N), Main Floor Bedroom, Main Floor Master Bedroom, Master Bedroom Balcony (N), Master Suite, WalkInCloset |
| Building Structure Style / Cabin, Craftsman, Redwood/Glass | Common Walls / Detached/No Common Walls |
| Cooking Appliances / Free Standing Electric | Cooling Type / None |
| | Disability Access / Doors - Swing In, No Interior Steps (N), Wheelchair Access, Wheelchair Adaptable |
| Doors / Sliding Glass Door(s) | Eating Areas / Area (N), Breakfast Counter / Bar |
| Entry Location / Ground Level - no steps, Living Room (N), Main Level | Exterior Construction / Wood |
| Fire Place Fuel / Gas & Wood | Fence / Privacy Fence, Wood |
| Fireplace Rooms / Living Room | Fireplace Features / Brick (N) |
| Garage Spaces Total / 2 | Floor Material / Carpet, Wood |
| | Heating Type / Central Furnace, Forced Air |
| HOAFee Frequency1 / None (N) | Interior Features / Cathedral-Vaulted Ceilings, Cedar Closet(s) (N), Living Room Balcony, Living Room Deck Attached, Living Room Entry (N), Open Floor Plan (N), Wood Ceilings (N) |
| Kitchen Features / Galley Kitchen, Open to Family Room, Tile Counters (N) | Land Lease Type / Fee |
| | Laundry Locations / In Garage |
| 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 / Fully Fenced (N), Street Paved, Street Public (N), Yard | Lot Size Source / Public Records<br>Other Structural Features / Partial Copper Plumbing |
| Parking Features / Built-In Storage, Direct Garage Access, Driveway, Driveway - Concrete, Workbench in Garage (N) | Parking Type / Garage - Front Entry (N), Garage - Single Door (N), Garage Is Attached, Off Street Parking (N)<br>Patio Features / Brick, Enclosed |
| Pool Descriptions / No Pool | Possession / COE Plus 2 |
| Roofing / Composition Shingle | Rooms / LivingRoom |
| ServiceLevel / Full Service | Sewer / Public Sewer (N) |
| Spa Descriptions / None | Sprinklers / Front |
| Square Footage Source / Plans (N) | Stories / One Level |
| Tax Mello Roos / No | TVServices / Cable TV |
| View / Any View, Canyon View, Catalina View, City Lights View, Ocean View, Water View | Volt220Location / In Garage, In Kitchen<br>Water / District/Public (N)<br>Water Heater Features / Gas, Strapped (N) |
| Windows / Stained Glass Window, Vertical Blinds | Year Built Source / Assessor |

Listing provided courtesy of Listing provided courtesy of Richard McIntire, Surterre Properties Inc.
Date printed: 12/30/2010