346 Y Place, Laguna Beach, CA 92651 (MLS # S641336)















$1,095,000
1,000 sq ft, 2 beds
1 full bath
Lot size: 9,452 sq ft
Year Built: 1959

Garage Spaces: 1.0
Tract: Othr
Community: Laguna Village
County: Orange
Total Parking: 1
Last Updated: 12/16/2010

PANORAMIC WHITEWATER OCEAN VIEW COTTAGE LOCATED A FEW BLOCKS FROM DOWNTOWN AND MAIN BEACH WITH APPROVED PLANS TO BUILD 2 LUXURY CONDOS ON R-3 LOT!! Spectacular Catalina, Sunsets and City Lights! Outstanding opportunity to build out, vacation rent or simply enjoy the existing beach cottage with one of the best locations anywhere in the city. Owners have invested more than $200k during 2 year approval process to offer 'ready-to-build' condos including all atchitectural, engineering, geo, landscape plans, city and coastal approvals. The two planned side-by-side contemporary condos are approx 2500 sf each with 3 beds/3baths, elevator and 2 car garage with add'l covered parking. Great rooms with soaring ceilings and walls of glass, each with 3 ocean view decks including rooftop and rear patio with spa. The existing bungalow has whitewater ocean view deck, remodeled kitchen and bath, private yard and cozy fireplace.

Property Details

Building Size: 1000
Bath Full: 1
Bath One Quarter: 0
HOAFee1: 0.0
Builders Tract Code: OTHR
Lot Size Dimension Description: 68x139
Will Consider Lease YN: N
Builders Model Code: 0

CARETS Listing Status: Active
Bath Half: 0
Bath Three Quarter: 0
HOAFee2: 0.0
Builders Tract Name: Other
Garage Spaces Total: 1
Cross Streets: Loma Terrace and Forest
Tax Parcel Number: 64127213

Additional Features

Bathroom Features / Remodeled

Bedroom Features / All Bedrooms Down, Ground Floor Master Bedroom (N), Main Floor Master Bedroom

Building Structure Style / Bungalow, Cottage

Common Walls / Detached/No Common Walls

Cooling Type / None

Disability Access / None (N)

Doors / French Doors, Sliding Glass Door (s)

Eating Areas / Area (N), Breakfast Nook

Entry Location / Ground Level w/steps

Exterior Construction / Stucco, Wood

Fence / Partially Fenced

Fire Place Fuel / Gas & Wood

Fireplace Rooms / Family Room

Floor Material / Carpet - Partial (N), Hardwood - Partial (N)

Garage Spaces Total / 1

Heating Type / Forced Air

Kitchen Features / Open to Family Room, Remodeled (N), Tile Counters (N)

Land Lease Type / Fee

Legal Disclosures / City Inspection Required, Seller/Owner/Principal RE Licensed

Listing Terms / All Inclusive Trust Deed, Cash, Cash To Existing Loan, Joint Venture (N), Owner May Carry

ListingAgreement / Exclusive Right To Sell/Lease

Lot Description / Lot Shape-Irregular

Lot Size Source / Public Records

Parking Features / Driveway

Parking Type / Garage Is Detached, Other

Patio Features / Deck(s), Other - See Remarks

Pool Descriptions / No Pool

Roofing / Composition Shingle

ServiceLevel / Full Service

Sewer / In Street Paid

Spa Descriptions / None

Square Footage Source / Estimated

Stories / One Level

Tax Mello Roos / No

View / Catalina View, City Lights View, City View, Coastline View, Hills View,

Water / District/Public (N)

Year Built Source / Assessor

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



(position on map may not be exact)

Ocean View, Panoramic View, White Water View

Listing provided courtesy of Listing provided courtesy of Dean Lueck, First Team Estates
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