

# **\$2,700,000 - 31312 Pedro Street, Laguna Beach**

MLS® #OC22082192

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## **\$2,700,000**

2 Bedroom, 2.00 Bathroom, 1,424 sqft  
Residential on 0 Acres

Coast Royal (CR), Laguna Beach, CA

Back on the market. Buyer failed to perform. Amazing 180-degree white water, ocean, and Catalina views from this beach cottage on a large street to street lot in Laguna Beach's coveted Coast Royal neighborhood. Short walk to some of the best beaches in Laguna Beach, to include West Beach, Table Rock, Thousand Steps Beach and direct beach access via a pedestrian tunnel to Aliso Beach. The house features a freshly painted interior with hardwood floors, wood beamed ceilings, front tiled patio, rear wood deck, and a hand laid rock backyard. In addition to easy beach access, the Coast Royal neighborhood is within walking distance to the South Laguna Village for restaurants and shops, hiking trails, and The Ranch for golf, dining, and live music. Assumable VA Loan at 2.25%.



Looking for a larger, newer house? The sale includes city approved plans for a major remodel to increase the total house size to 3,576 sqft over three levels with a total of 3 en-suite bedrooms, all with ocean views, large living room, dining room, and family room all with ocean views, large designer kitchen, a bonus third level 680 sqft family room, or 4th ensuite bedroom with plans to convert to an ADU, over 800 sqft of ocean view decks and patios, an oversized 538 sqft subterranean two car garage, and a large ocean view backyard with room for a pool. The plans for the major

remodel were approved by the City of Laguna Beach Design Review Board (DRB) in October 2021 and now valid until 2025. Seller has completed the structural and civil engineering plans, the mechanical, electrical, plumbing, and fire sprinkler plans, and completed the soil testing. The construction plans are all ready to submit to the City for approval and permitting.

Built in 1940

**Essential Information**

MLS® #	OC22082192
Sold Price	\$2,700,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,424
Acres	0.14
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Closed	2023-07-31

**Community Information**

Address	31312 Pedro Street
Area	SL - South Laguna
Subdivision	Coast Royal (CR)
City	Laguna Beach
County	Orange
State	CA
Zip Code	92651

**Amenities**

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities
Parking Spaces	1
Parking	Asphalt, Door-Single, Driveway, Driveway Up Slope From Street,

	Garage, Garage Faces Front
# of Garages	1
Garages	Asphalt, Door-Single, Driveway, Driveway Up Slope From Street, Garage, Garage Faces Front
View	Ocean
Waterfront	Beach Access, Ocean Access
Pool	None

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Beamed Ceilings, Built-in Features, Granite Counters, Main Level Master
Appliances	Built-In Range, Dishwasher, Dryer, Gas Cooktop, Gas Oven, Gas Water Heater, Ice Maker, Microwave, Range Hood, Refrigerator, Washer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

## Exterior

Exterior	Concrete, Plaster, Stucco
Exterior Features	Barbecue, Lighting
Lot Description	Back Yard, Drip Irrigation/Bubblers, Front Yard, Gentle Sloping, Near Public Transit, Rectangular Lot, Sloped Up, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System, Trees, Value In Land, Walkstreet, Yard
Windows	Wood Frames
Roof	Shingle
Construction	Concrete, Plaster, Stucco
Foundation	Concrete Perimeter, Pillar/Post/Pier, Slab

## School Information

District	Laguna Beach Unified
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## Additional Information

Date Listed	April 21st, 2022
Days on Market	431
HOA Fees	0.00

**Listing Details**

Listing Agent	Peter McCormick
Listing Office	USA Veterans Real Estate and Mortgage Company

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