

# DiPilla Real Estate Group

## Laguna Beach Customs



Fourteen (15) total transactions in laguna beach  
Representing both buyers and sellers

# Sales In Laguna Beach

Representing Both Buyers and Sellers for the following homes:

- 740 Bolsana Drive
- 1 Barranca Way
- 315 Ledroit Street
- 421 Osgood Court
- 31597 Table Rock Dr.
- 802 Summit Drive
- 3325 Alta Lauguna
- 2 Rockledge Road
- 1 Barranca Way
- 748 Bolsana Drive
- 26 Vista Del Sol
- 31597 Table Rock Dr.
- 915 Baja St
- 31501 Shrenbury
- 3 No. Stonington

# 3325 Alta Lauguna

**SOLD**

Represented SELLER

## Laguna Beach

**\$1,325,000**

XSTS Alta Laguna/park Aerial Map View Catalina Island View, Coastline View, Hills View, Ocean View, Panoramic View Lot Dim Builder Tract Other (OTHR) Pr Per--SQFT \$ 109.02 Features Building Plans Available, Value Mainly In Land, Street Paved List Type Exclusive Right To Sell or Lease/Full Service TG 951A1 Certificate of Compliance Equity Zip 92651- Acres 0.4 SQFT 12,750 Unobstructed Drop Dead Forever Ocean And Catalina Views With Plans And Model Available For Your Review.Beautiful Modern With Great Cul-De -Sack Location,and Infiniti Pool/Four Car Garage,must See,package Deal Also Available With Finished Product At 4.2 Million.



# 802 Summit Way

**SOLD**

Represented BUYER

## Laguna Beach

**\$869,000**

Bed 3 Model Custom (C) Baths 2 Style Stories Two Levels Floor View Canyon View, Hills View, Ocean View, Panoramic View, View, Water View HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$ ASqFt 1,600 Assessor YrBlt 1941 Assessor Land Fee ALotSize 6,255 Assessor Dim 45x139 Acres 0.14 Assessor Prkng Other Parking Tot Prkg 0 Garage, # cars 0 Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: No House is a Work in Progress!! Location and Lot is fabulous. Unfinished remodel. Must be creative to appreciate this property. Finish the work and you have a nice Laguna Cottage. Or.. Look around the

Neighborhood and create a 'Master Piece' on this Fabulous Ocean View Lot. See Remarks..



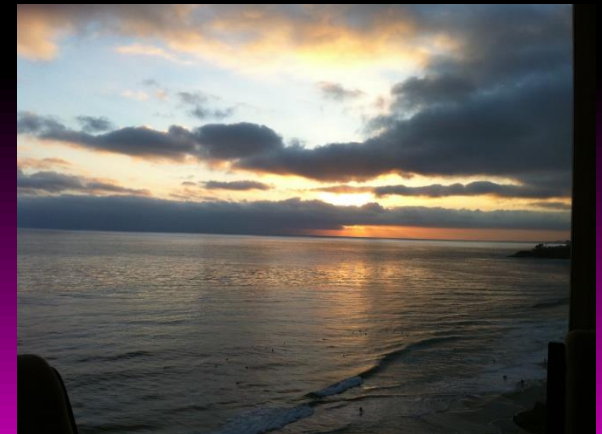
# 31597 Table Rock Drive **SOLD**

**Represented BUYER**

## Laguna Beach

**\$3,100,000**

Bed 4 Model Custom (Z) Baths 3.5 Style Stories Three or More Levels Floor View Catalina Island View, Coastline View, Ocean View, Panoramic View, White Water View, View HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$ ASqFt 4,700 Estimated YrBlt 1993 Land Fee A LotSize 16,000 Assessor Dim Acres Prkng Gated Parking, Parking Space, Garage Attached, Garage Door Opener Tot Prkg 12 Garage, # cars 3 A Rem # Uncovered Spaces 9 Cprt # Garages RV Acc Range \$: No Whitewater Ocean Views...stunning Catalina Sunsets...direct Beach Access Five Viewing Decks...home Has Been Redone To A Soft Contemporary Look With Granite & Marble Counters & Baths. Large Gourmet Kitchen W/ Top Of The Line Appliances. Huge Bonus Room With Wet Bar. Almost All Rooms W/ Spectacular Ocean Views.gated Entry W/ Motor Court With 9 Parking Spaces



# 915 Baja St

# SOLD

## Represented BUYER

## Laguna Beach

### \$1,270,000

Lot Frontage: : 105 Cooling Type: : None Lot Depth: : 100 Heat Type: : Heated Lot Acres: : .24 Lot Sq Ft: : 10,500 Garage Type: : Garage/Carport Garage Capacity: : 3 Basement Sq Feet: : 2186 Building Sq Ft: : 1,684 Stories: : 1 Total Rooms: : 7 Bedrooms: : 2 Total Baths: : 3 Full Baths: : 3 Year Built: : 1970 Effective Year Built: : 1971 Price Per Sq Ft: : \$754.16



# 26 Vista Del Sol

# SOLD

## Represented BUYER

## Laguna Beach

### \$1,800,000

Bed 5 Model Custom (Z) Baths 6 Style Stories Three or More Levels Floor View City Lights View, Coastline View, Hills View, Ocean View, Panoramic View, White Water View, View HOA Dues \$ 71 + \$ 0 Land Lse/Yr \$ ASqFt 5,700 Assessor YrBlt 1991 Land Fee ALotSize Dim Acres Prkng Garage Attached, Garage Door Opener, Carport Tot Prkg 6 Garage, # cars 2 A Rem 2 # Uncovered Spaces 3 Cprt 1 # Garages RV Acc Range \$: No Projecting Proudly From A Gentle Sloping Hillside Location W/in 3 Arch Bay, This Property Offers Majestic White Water, City Night Light & Ritz Carlton Coastal Views.Large Outdoor View Decks Of Gray Slate Abound On Every Level Permitting Entertainment On A Grand Scale...black Absolute Granite Counter- Tops & Fireplaces, Top Of The Line Everything W/ A Modern Medit. Design. .



# 421 Osgood Court

# SOLD

Represented SELLER

## Laguna Beach

### \$1,020,000

Bed 2 Model (Z) Baths 1 Style Bungalow Stories Split Level Floor View Catalina Island View, City Lights View, Coastline View, Ocean View  
HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$ ASqFt 1,291 Assessor YrBlt 1937 Assessor Land Fee ALotSize 2,100 Assessor Dim 30x70 Acres 0.05  
Assessor Prkng Direct Garage Access Tot Prkg 1 Garage, # cars 1 Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: No Property  
sold in progress. For Comps use only. Property FeaturesYear built: 1937; Lot size: 2100





# 31597 Table Rock Drive

# SOLD

## Represented BUYER

## Laguna Beach

### \$2,298,000

Bed 4 Model Custom (Z) Baths 3.5 Style Stories Three or More Levels Floor View Catalina Island View, Coastline View, Ocean View, Panoramic View, White Water View, View HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$ ASqFt 4,700 Estimated YrBlt 1993 Land Fee A LotSize 16,000 Assessor Dim Acres Prkng Gated Parking, Parking Space, Garage Attached, Garage Door Opener Tot Prkg 12 Garage, # cars 3 A Rem # Uncovered Spaces 9 Cprt # Garages RV Acc Range \$: No Whitewater Ocean Views...stunning Catalina Sunsets...direct Beach Access Five Viewing Decks...home Has Been Redone To A Soft Contemporary Look With Granite & Marble Counters & Baths. Large Gourmet Kitchen W/ Top Of The Line Appliances. Huge Bonus Room With Wet Bar. Almost All Rooms W/ Spectacular Ocean Views.gated Entry W/ Motor Court With 9 Parking Spaces



# 26 Vista Del Sol

**SOLD**

**Represented SELLER**

## Laguna Beach

**\$2,150,000**

Bed 5 Model Custom (Z) Baths 6 Style Stories Three or More Levels Floor View City Lights View, Coastline View, Hills View, Ocean View, Panoramic View, White Water View, View HOA Dues \$ 71 + \$ 0 Land Lse/Yr \$ ASqFt 5,700 Assessor YrBlt 1991 Land Fee A LotSize Dim Acres Prkng Garage Attached, Garage Door Opener, Carport Tot Prkg 6 Garage, # cars 2 A Rem 2 # Uncovered Spaces 3 Cprt 1 # Garages RV Acc Range \$: No Projecting Proudly From A Gentle Sloping Hillside Location W/in 3 Arch Bay, This Property Offers Majestic White Water, City Night Light & Ritz Carlton Coastal Views. Large Outdoor View Decks Of Gray Slate Abound On Every Level Permitting Entertainment On A Grand Scale...black Absolute Granite Counter- Tops & Fireplaces, Top Of The Line Everything W/ A Modern Medit. Design. .



# 315 Ledroit Street

# SOLD

## Represented SELLER

## Laguna Beach

### \$2,200,000

Bed 3 Model (Z) Baths 2 Style Traditional Stories One Level Floor View Catalina Island View, City Lights View, Ocean View, Panoramic View, White Water View  
HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$ ASqFt 0 Assessor YrBlt 1951 Assessor Land Fee ALotSize 5,980 Assessor Dim 46x130 Acres 0.14 Assessor Prkng Garage  
Attached, Garage Door Opener Tot Prkg 2 Garage, # cars 2 A Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: No Spend the summer by the sea in North  
Laguna Beach watching the sun set over Catalina Island & white water crash along the sand. This charming beach getaway has been completely remodeled with  
exceptional design upgrades throughout. Highlights of the residence include spectacular ocean views from nearly every room, remodeled baths, a new kitchen  
w/ walnut cabinets, granite counters & Viking appliances. Family room opens to an oversized backyard with a slate patio, wood burning fireplace &  
garden. Property Features Year built: 1951; Lot size: 5980



# 748 Bolsana Drive

**SOLD**

Represented **SELLER**

## Laguna Beach

**\$3,075,000**

Property Description/Comments Just completed brand new Tuscan Villa with Catalina Island and ocean vistas. The highest quality construction, amenities and architectural details were used. This home is turnkey in every aspect. Four bedrooms plus office/library, luxurious master suite, family room off gourmet kitchen, wood planked living room and office, large viewing decks off family room & living room. infinity-edged pool & spa. This home & driveway are gated. Professionally staged to the 10's...must see! Property FeaturesYear built: 2005; Lot size: 9000



# 1 Barranca Way

**SOLD**

Represented **SELLER**

## Laguna Beach

**\$3,250,000**

Bed 3 Model (o) Baths 4 Style Other Stories Two Levels Floor View Catalina Island View, Coastline View, Ocean View, White Water View HOA Dues \$ 170 + \$ 0 Land Lse/Yr \$ ASqFt 3,100 Estimated YrBlt 2007 Other Land Fee A LotSize 9,450 Assessor Dim Acres Prkng Garage - Two Door Tot Prkg 2 Garage, # cars 2 Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: No BREATHTAKING OCEAN FRONT HOME open the fold away glass doors to enjoy crashing waves, Catalina Island views, Incredible Sunsets from the living room and master suite. Beautiful stone entry courtyard with outdoor fireplace - Built-in BBQ - TV - private spa/fountain. This is an incredible European Inspired home with Custom Italian Teak doors and windows, hand crafted cabinetry, gorgeous Designer finishes. The home is designed with a Smart Home - HiTech home office - Theatre room - Chilled Wine Cellar, and so much more! Directions Three Arch Bay location - PCH - Guard gate - Left on S. La Senda - Right on Barranca Way - first house on the left



# 1 Barranca Way

**SOLD**

**Represented Buyer**

## Laguna Beach

**\$2,450,000**

Bed 4 Model Custom (Z) Baths 3 Style Stories Two Levels Floor View Catalina Island View, Ocean View, Panoramic View, Rocks View, White Water View, View HOA Dues \$ 100 + \$ 65 Land Lse/Yr \$ ASqFt 2,574 Estimated YrBlt 1966 Estimated Land Fee A LotSize 9,945 Estimated Dim Acres Prkng Garage Attached Tot Prkg 3 Garage, # cars 3 A Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: No \*\*\*\*\* Ocean Front Three Arch Bay Home!\*\*\*\*\* Private Street, Large Lot, beautiful Unobstructed Ocean And Catalina Views, The Sound Of Crashing Waves! guard Gated Community In South Laguna Beach Private Beach Access, tennis, etc. Don't Miss The Potential In This One



# 740 Bolsana

# Drive

# SOLD

Represented SELLER

## Laguna Beach

### \$3,525,000

Property Description/Comments

Dramatic Catalina and coastline views. Four bedrooms, office and media room. Main floor master suite with large viewing balcony. Nice sized yard with BBQ center & room for a pool. Travertine, granite and architectural detailing. Gourmet kitchen with top of the line appliances. Property Features Year built: 2005



# 3 No. Stonington Way

**SOLD**

Represented Buyer

## Laguna Beach

**\$2,485,000**

When you enter this home you feel like your walking into one of the Villa's at the Montage Resort. This is one of the finest quality constructed homes you will find. The finishes used in this property are incredible, Water Works Tub, Loewen French doors and windows, Perrin Rowe Fixtures, Sub Zero and Wolf Appliances... This designer showcase quality 3 bedroom Upper Three Arch Bay home has beautiful ocean views and quality finishes throughout. It has recently undergone a major remodel from the ground up, sparing no expense with attention to design and quality. Open floorplan with access to lushly landscaped outdoor entertainment areas in front and rear of this beautiful home. Gourmet chef's kitchen with professional grade appliances and designer touches throughout. Beautiful hardwood floors lead to a spectacular rear garden patio with sparkling spa and beautiful native plants and rose garden. Outdoor shower to rinse off after you enjoy the private beach at Three Arch Bay. This home has it all and is move in ready.





# 2 Rockledge Road

**SOLD**

Represented Buyer

## Laguna Beach

**\$10,000,000**

A remodeled oceanfront estate w/private beach access! Limestone&travertine floors lead to an open floor plan w/vanishing walls of glass & numerous ocean view terraces.The stunning private courtyard includes a jetted spa & water feature, an outdoor kitchen w/built-in BBQ & large entertaining area. The luxurious interior offers a living room warmed by an impressive marble fireplace & a spacious bar area w/ endless ocean & coastline views, opening to an awe-inspiring veranda with built-in gas heaters. The bar area also features double wine fridges, double dishwashers, marble countertops & custom cabinetry. The formal dining room is located close to a chef's kitchen w/2 sinks, a pot-filler, four ovens, a built-in coffee maker & a large side by side SubZero refrigerator. The secondary bedroom suites are generously-sized & have beautifully sophisticated marble bathrooms. A world apart, the master suite offers a sweeping view of the coastline, a marble fireplace & total privacy. Additional highlights include an ocean-view massage suite, a den w/a kitchenette, an art studio, utility room, Samsung Security System, attached 3car garage & off-street parking for 4 additional vehicles. A wonderful opportunity, this home offers the quintessential California Gold Coast Lifestyle.

