

# **\$3,195,000 - 705 Narcissus Avenue, Corona del Mar**

MLS® #OC23132107

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## **\$3,195,000**

4 Bedroom, 2.00 Bathroom, 2,000 sqft  
Residential on 0 Acres

Corona del Mar North of PCH (CNHW), Corona del Mar,

Welcome to the stunning seaside community of Corona Del Mar, where the perfect blend of coastal charm and luxurious living makes this coastal paradise extremely attractive to discerning homebuyers, capable developers, and savvy investors!

Nestled amidst palm-fringed streets and just a short walk into town or to the beach, this exceptional duplex offers two spacious 2 bedroom 1 bathroom units, with a beautiful central courtyard separating the front and rear units, community laundry, and a two car garage. Both units have leases through Summer of 2024 (front and rear). The property is being sold as-is.

From a re-development perspective, the subject property is an ideal candidate for redevelopment. The city of Newport Beach launched an incentive program for the preservation of beach cottages on January 25, 2022, which allows owners to build substantial additions (up to 50 percent of the existing floor area or a maximum of 750 square feet) without providing the minimum code-required parking. Only the structure affected by the renovation/addition will have to comply with current building code standards. Refer to city website for more details.

Showings will only be scheduled with qualified offers, and will be made by appointment only, do not disturb tenants.



Built in 1960

### Essential Information

MLS® #	OC23132107
Sold Price	\$3,000,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,000
Acres	0.08
Year Built	1960
Type	Residential
Sub-Type	Duplex
Status	Closed
Date Closed	2024-04-19

### Community Information

Address	705 Narcissus Avenue
Area	CS - Corona Del Mar - Spyglass
Subdivision	Corona del Mar North of PCH (CNHW)
City	Corona del Mar
County	Orange
Zip Code	92625

### Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

### Interior

Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

### Exterior

Lot Description	Front Yard, Garden, Level
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## **School Information**

District                      Newport Mesa Unified

## **Additional Information**

Date Listed                  July 19th, 2023

Days on Market            215

## **Listing Details**

Listing Agent                James Vanar

Listing Office                Anchor West Properties, Inc.

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