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

MLS® #OC23132107

#### \$3,195,000

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

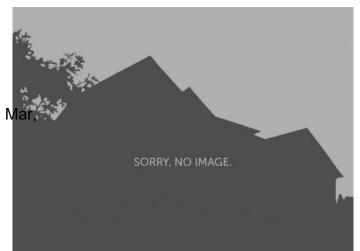
Corona del Mar North of PCH (CNHW), Corona del M

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.



#### **Essential Information**

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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

#### **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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