

\$3,275,000 - 707 Narcissus Avenue, Corona del Mar

MLS® #OC23133077

\$3,275,000

5 Bedroom, 4.00 Bathroom, 2,350 sqft
Residential on 0 Acres

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

Welcome to the fabulous seaside community of Corona Del Mar, where the allure of luxurious beach living coupled with world class shopping & dining, makes this coastal paradise extremely attractive to discerning homebuyers, capable developers, and savvy investors!

Just a few short blocks to downtown CDM & to the beach, this beautiful duplex offers two spacious units: 2 bedroom 1 bathroom in the picture-perfect front cottage, and 3 bedrooms & 3 bathrooms in the rear unit. The property has a lovely central courtyard separating the front and rear units, community laundry, and a two car garage. Front unit has a lease through Summer of 2024 and rear is month-to-month. The property is being sold as-is.

This duplex is being offered for sale individually, or with the truly unique opportunity to purchase the neighboring duplex at 705 Narcissus at the same time! Our firm has both properties listed for sale so please call to discuss this option.

From a re-development perspective, the subject property is an ideal candidate for redevelopment individually or simultaneously with neighboring 705 Narcissus. 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 1955

Essential Information

| | |
|----------------|-------------|
| MLS® # | OC23133077 |
| Sold Price | \$3,200,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,350 |
| Acres | 0.08 |
| Year Built | 1955 |
| Type | Residential |
| Sub-Type | Duplex |
| Status | Closed |
| Date Closed | 2024-04-01 |

Community Information

| | |
|-------------|------------------------------------|
| Address | 707 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, Landscaped

School Information

District Newport Mesa Unified

Additional Information

Date Listed July 19th, 2023

Days on Market 198

Listing Details

Listing Agent James Vanar

Listing Office Anchor West Properties, Inc.

Based on information from California Regional Multiple Listing Service, Inc. as of July 1st, 2024 at 11:56am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.