# \$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

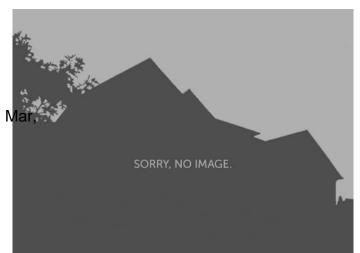
Corona del Mar North of PCH (CNHW), Corona del N

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.

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