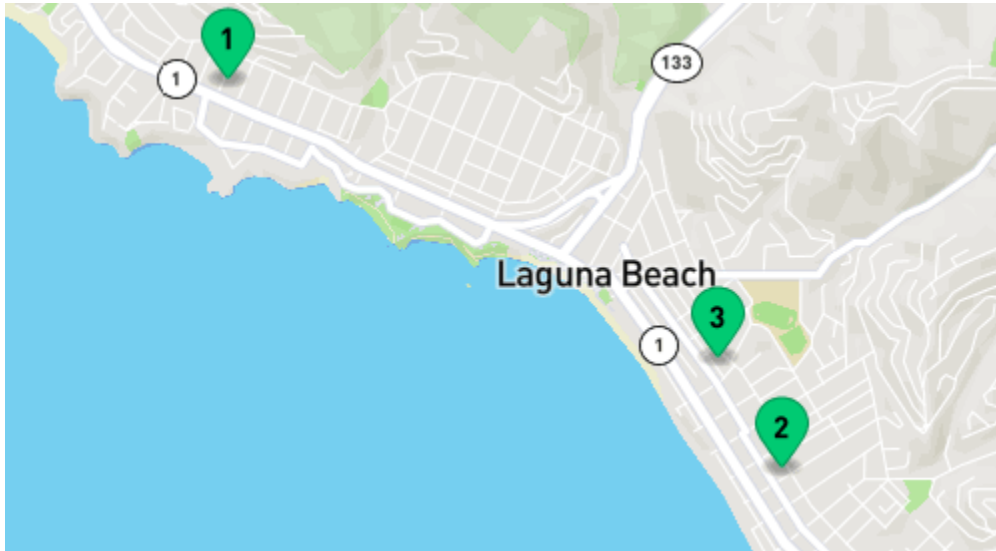


BUYER TOUR



Buyer Tour



John Williams

OCTOBER 22, 2020

Contact Me



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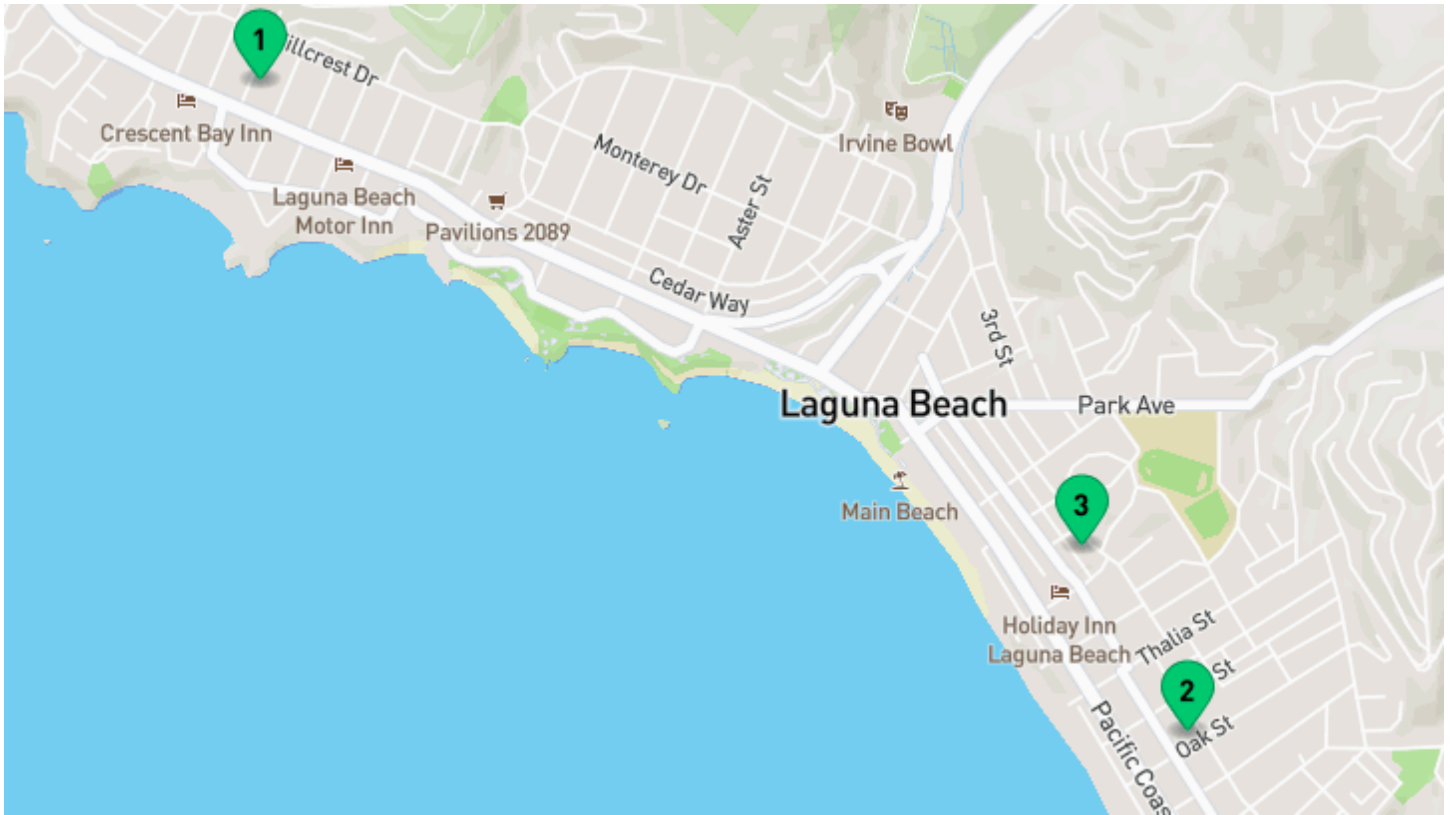
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Map of All Listings



STATUS: A = ACTIVE

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQ. FT.	PRICE
1	LG20195255	A	231 Cajon Street	6	5.00	3,000	\$3,995,000
2	LG20196713	A	368 Oak Street	4	3.00	2,300	\$2,895,000
3	LG20200984	A	683 Catalina	3	3.00	2,214	\$2,895,000



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231 Cajon Street

Laguna Beach, CA 92651

MLS #LG20195255

\$3,995,000

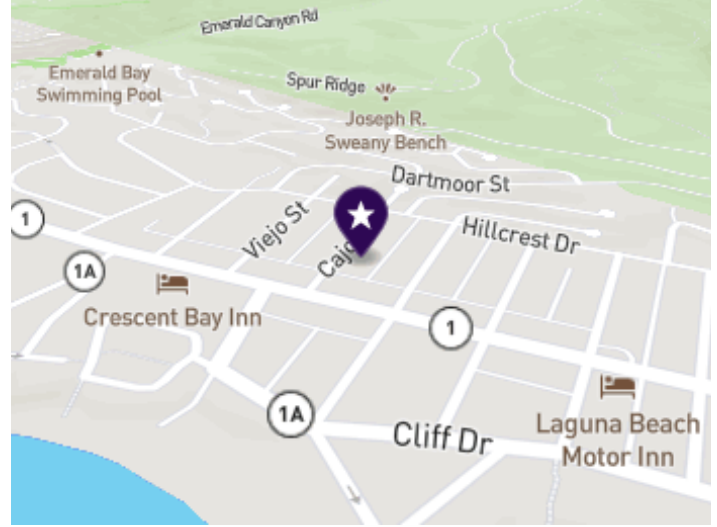
ACTIVE 9/18/20

6 Beds 5.00 Baths

3,000 Sq. Ft. (\$1,332 / sqft)

Year Built 1936

Days on market: 5



Details

Prop Type: Single Family Residence

County: Orange

Area: NL - North Laguna

Subdivision: North Laguna (NL)

Full baths: 5.0

Lot Size: 9,000.0

Garages: 4

List date: 9/18/20

Updated: Sep 25, 2020 5:07 AM

List Price: \$3,995,000

Orig list price: \$3,995,000

School District: Laguna Beach Unified

Elementary: El Morro

Features

Association Y N: No

Attached Garage Y N: true

Community Features: Curbs, Hiking, Park, Watersports, Sidewalks, Street Lights, Suburban

Construction Materials: Wood Siding

Cooling: None

Flooring: Wood

Interior Features: Beamed Ceilings, High Ceilings

Land Fee/Land Lease: Fee

Levels: One, Two

Listing Terms: Cash, Cash To New Loan

Lot Features: Back Yard, Front Yard, Lot 6500-9999, Rectangular Lot, Near Public Transit, Park Nearby, Yard

Lot Size Area: 9000

Main Level Bedrooms: 4

Parking Total: 4

Pool Features: None

Pool Private Y N: false

Property Attached Yes/No: No

Roof: Composition

Room Type: See Remarks, Utility Room, Workshop

Senior Community Yes/No: No

Sewer: Public Sewer

Special Listing Conditions: Standard

View: City Lights, Hills, Ocean

Water Source: Public



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Remarks

Your own private compound located just 2 blocks from the beach in prestigious North Laguna! Four cottages plus a carriage house (5 units total), and a 4-car garage, on 2 legal lots totaling 9,000 square feet. The 4 stand-alone bungalows are independent, each with about 470 square feet including one bedroom, a full bath, vaulted beamed ceilings, wood floors, fireplace and a full kitchen. In addition, there is a 2-bedroom carriage house above the garage featuring ocean views and a large deck. Altogether this property comprises 6 bedrooms, 5 bathrooms, 5 full kitchens, 5 living rooms, 4 fireplaces, the 4-car garage, a laundry room and a workshop. There is additional parking in the driveway and off the alley in the back. The lot is street-to-alley, and would support either one or two single family homes, or up to 5 multi-family units as it is currently configured. Live in one unit and collect income from the others, or connect them, or use them as detached studios, offices or guest rooms. Garage access could be easily moved to the alley, enabling the open space of the lot to be fully utilized: there is plenty of room for a spa, fire pit, bocce court... The possibilities are endless! All this just moments from Crescent Bay and Shaws Cove, plus all the shops and restaurants of North Laguna! The property currently generates over \$11,500 in monthly income, all tenants have been long term and are currently on month-to-month leases.



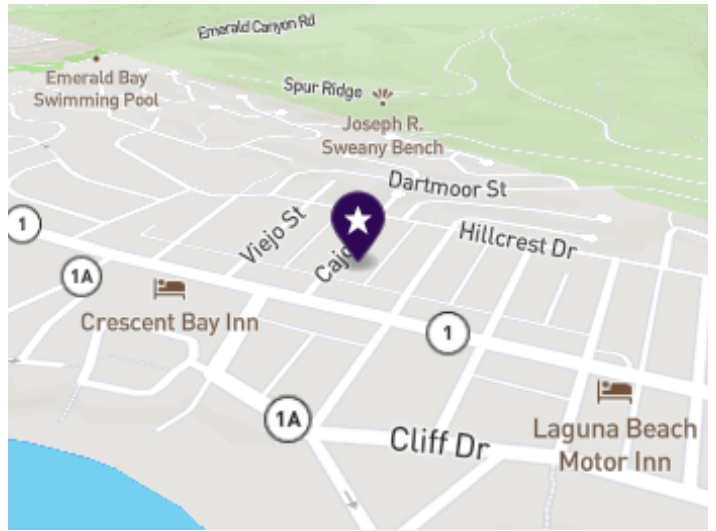
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Buyer Tour

231 Cajon Street

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MLS #LG20195255

\$3,995,000

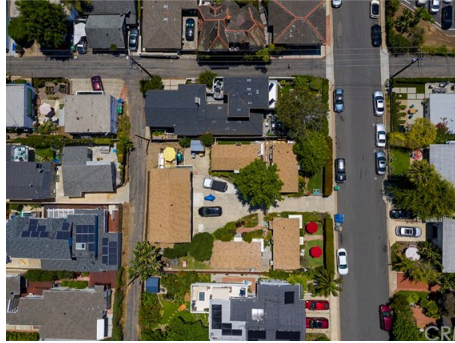
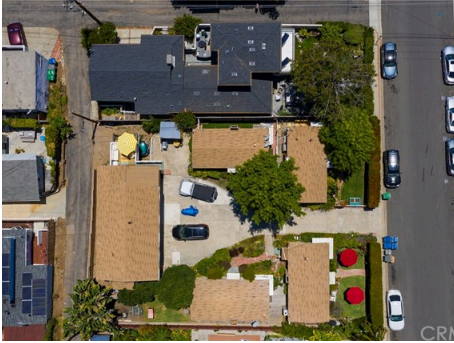
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6 Beds 5.00 Baths

Year Built 1936

3,000 Sq. Ft. (\$1,332 / sqft)

Days on market: 5



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Area Schools

SCHOOL	TYPE	PHONE	DISTANCE
El Morro Elementary School	Public/k-5	(949) 497-7780	0.9 mi
Laguna Beach High School	Public/9-12	(949) 497-7750	1.4 mi
Anneliese Schools	Private/k-3	(949) 494-7388	1.4 mi
Laguna Beach Adult	Public/n/a	(949) 497-7700	1.5 mi
Thurston Middle School	Public/6-8	(949) 497-7785	2.1 mi
Top Of The World Elementary School	Public/k-5	(949) 497-7790	2.8 mi
Anneliese's School	Private/pk-6	(949) 497-8310	3.2 mi
Anneliese Schools	Private/pk-6	(949) 497-8310	3.2 mi
St. Catherine Of Siena Parish School	Private/k-8	(949) 494-7339	3.3 mi
Anneliese's School	Private/k	(949) 499-5527	3.6 mi
Canyon Vista Elementary School	Public/k-5	(949) 234-5941	3.8 mi
Newport Coast Elementary School	Public/pk-6	(949) 515-6975	4.1 mi
Oak Grove Elementary School	Public/k-5	(949) 360-9001	4.2 mi
Aliso Viejo Christian	Private/k-8	(949) 389-0300	4.3 mi
Vandamme Academy	Private/k-8	(949) 510-4861	4.3 mi
Farm School	Private/k-6	(949) 241-4175	4.3 mi
The Discovery Preparatory School	Private/6-12	(949) 939-8320	4.3 mi
St. Mary's School	Private/pk-8	(949) 448-9027	4.4 mi
Don Juan Avila Elementary School	Public/k-5	(949) 349-9452	4.4 mi
Don Juan Avila Middle School	Public/6-8	(949) 362-0348	4.4 mi



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Area Restaurants

NAME	TYPE	DISTANCE	RATING
Nick's Laguna Beach	American (Traditional)	1.13 mi	3072 reviews 
Carmelita's	Mexican	0.95 mi	1725 reviews 
Las Brisas	Mexican	0.76 mi	3668 reviews 
Driftwood Kitchen	Seafood	1.28 mi	2055 reviews 
Adonis Mediterranean Grill	Mediterranean	1.07 mi	799 reviews 
C'est La Vie	French	1.08 mi	2538 reviews 
Reunion Kitchen + Drink	American (New)	0.38 mi	386 reviews 
Broadway by Amar Santana	American (New)	1.09 mi	813 reviews 
The Deck on Laguna Beach	American (New)	1.29 mi	1527 reviews 
The Cliff Restaurant	American (New)	1.21 mi	2284 reviews 
Slapfish	American (New)	0.96 mi	814 reviews 
Brussels Bistro	Belgian	1.04 mi	722 reviews 
Mastro's Ocean Club	Seafood	2.22 mi	2286 reviews 
Mandarin King	Chinese	0.07 mi	243 reviews 
Oak Laguna Beach	American (New)	1.7 mi	780 reviews 
South of Nick's - Laguna Beach	Mexican	1.18 mi	381 reviews 

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368 Oak Street

Laguna Beach, CA 92651

MLS #LG20196713

\$2,895,000

ACTIVE 9/19/20

4 Beds 3.00 Baths

2,300 Sq. Ft. (\$1,259 / sqft)

Year Built 1923

Days on market: 5



Details

Prop Type: Single Family Residence

Subdivision: The Village (VIL)

Garages: 1

List Price: \$2,895,000

County: Orange

Full baths: 3.0

List date: 9/19/20

Orig list price: \$2,895,000

Area: LV - Laguna Village

Lot Size: 4,678.0

Updated: Sep 25, 2020 5:07 AM

School District: Laguna Beach Unified

Features

Association Y N: No

Levels: One

Parking Total: 1

Senior Community Yes/No: No

Attached Garage Y N: true

Listing Terms: Cash, Cash To New Loan

Pool Features: None

Sewer: Public Sewer

Community Features: Watersports, Street Lights, Suburban

Lot Features: Front Yard, Lawn, Level with Street, Park Nearby, Walkstreet, Yard

Pool Private Y N: false

Special Listing Conditions: Standard

Cooling: None

Lot Size Area: 4678

Property Attached Yes/No: No

View: Hills, Trees/Woods

Flooring: Wood

Main Level Bedrooms: 3

Room Type: Art Studio, Laundry

Water Source: Public

Land Fee/Land Lease: Fee

Remarks

Charming beach cottage with 2 additional apartments located in the heart of Laguna Village, just two and a half blocks from Oak Street Beach! this 3-lot parcel currently has three separate units: a main house in the front, a unit above the garage on the side alley, and a third unit adjacent to the garage at street level. Live in the main cottage and rent the



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apartments out, or use them as guest suites, art studios or offices. The property features a mature specimen pine tree, mature gardens and ample outdoor space in the back yard and along the side as well. The main house is 2 bedrooms and includes a separate, private side yard. The three units currently generate a total of \$7,185 in monthly rental income. This prime sought-after location is just moments from favorite local beaches, surf spots, restaurants and shopping in the Hip District!



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Buyer Comments



Comments

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Buyer Tour

368 Oak Street

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MLS #LG20196713

\$2,895,000

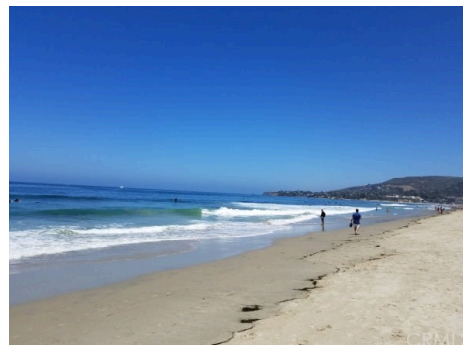
ACTIVE 9/19/20

4 Beds 3.00 Baths

Year Built 1923

2,300 Sq. Ft. (\$1,259 / sqft)

Days on market: 5



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Area Schools

SCHOOL	TYPE	PHONE	DISTANCE
Laguna Beach Adult	Public/n/a	(949) 497-7700	0.5 mi
Laguna Beach High School	Public/9-12	(949) 497-7750	0.5 mi
Anneliese Schools	Private/k-3	(949) 494-7388	0.6 mi
Thurston Middle School	Public/6-8	(949) 497-7785	1.2 mi
Top Of The World Elementary School	Public/k-5	(949) 497-7790	1.5 mi
St. Catherine Of Siena Parish School	Private/k-8	(949) 494-7339	1.6 mi
Anneliese's School	Private/k	(949) 499-5527	1.9 mi
El Morro Elementary School	Public/k-5	(949) 497-7780	2.6 mi
Canyon Vista Elementary School	Public/k-5	(949) 234-5941	3.0 mi
Moulton Elementary School	Public/k-5	(949) 234-5980	3.1 mi
Aliso Viejo Christian	Private/k-8	(949) 389-0300	3.2 mi
St. Mary's School	Private/pk-8	(949) 448-9027	3.2 mi
Laguna Niguel Jr. Academy	Private/k-10	(949) 495-3428	3.3 mi
Anneliese's School	Private/pk-6	(949) 497-8310	3.4 mi
Anneliese Schools	Private/pk-6	(949) 497-8310	3.4 mi
Wood Canyon Elementary School	Public/k-5	(949) 448-0012	3.4 mi
Vandamme Academy	Private/k-8	(949) 510-4861	3.4 mi
Farm School	Private/k-6	(949) 241-4175	3.4 mi
The Discovery Preparatory School	Private/6-12	(949) 939-8320	3.5 mi
Ocean View School	Private/5-12	(949) 855-0408	3.6 mi



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Area Restaurants

NAME	TYPE	DISTANCE	RATING
Nick's Laguna Beach	American (Traditional)	0.58 mi	3072 reviews 
Driftwood Kitchen	Seafood	0.39 mi	2055 reviews 
Oak Laguna Beach	American (New)	0.09 mi	780 reviews 
Selanne Steak Tavern	Steakhouses	0.27 mi	1026 reviews 
Carmelita's	Mexican	0.75 mi	1725 reviews 
The Deck on Laguna Beach	American (New)	0.38 mi	1527 reviews 
Adonis Mediterranean Grill	Mediterranean	0.64 mi	799 reviews 
C'est La Vie	French	0.62 mi	2538 reviews 
The Cliff Restaurant	American (New)	0.47 mi	2284 reviews 
Roux Creole Cuisine	Cajun/Creole	0.16 mi	284 reviews 
Broadway by Amar Santana	American (New)	0.65 mi	813 reviews 
Las Brisas	Mexican	0.92 mi	3668 reviews 
Mozambique	Steakhouses	0.45 mi	1637 reviews 
Splashes Restaurant	American (New)	0.35 mi	1005 reviews 
South of Nick's - Laguna Beach	Mexican	0.51 mi	381 reviews 
Brussels Bistro	Belgian	0.68 mi	722 reviews 

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683 Catalina

Laguna Beach, CA 92651

MLS #LG20200984

\$2,895,000

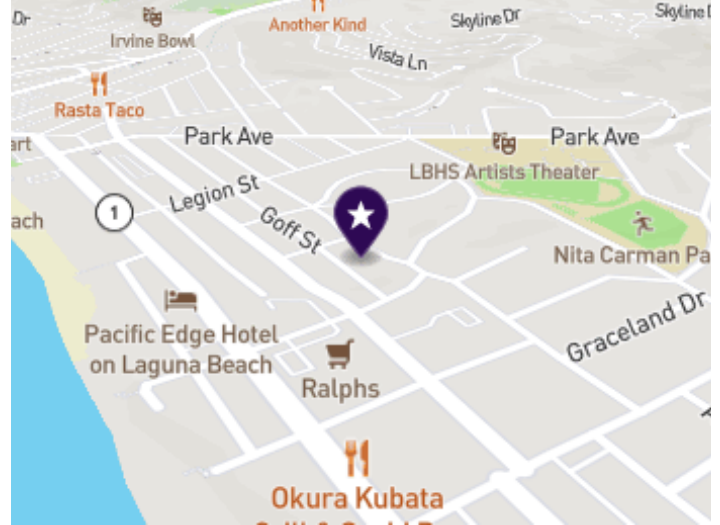
ACTIVE 9/24/20

3 Beds 3.00 Baths

2,214 Sq. Ft. (\$1,308 / sqft)

Year Built 1946

Days on market: 17



Details

Prop Type: Single Family Residence

County: Orange

Area: LV - Laguna Village

Subdivision: The Village (VIL)

Style: Custom Built, Traditional

Full baths: 3.0

Lot Size: 6,438.0

Garages: 2

List date: 9/24/20

Updated: Oct 17, 2020 3:58 AM

List Price: \$2,895,000

Orig list price: \$2,895,000

School District: Laguna Beach Unified

Features

Accessibility Features: Parking

Association Y N: No

Attached Garage Y N: true

Community Features: Biking, Curbs, Hiking, Park, Watersports, Sidewalks

Cooling: Central Air

Flooring: Wood

Heating: Forced Air, Fireplace(s)

Interior Features: Living Room Balcony, Open Floorplan, Stone Counters, Storage

Land Fee/Land Lease: Fee

Levels: Two

Listing Terms: Cash, Cash To New Loan, Conventional

Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Garden, Landscaped, Lawn, Park Nearby, Sprinkler System, Treed Lot, Walkstreet

Lot Size Area: 6438

Main Level Bedrooms: 2

Parking Total: 2

Patio And Porch Features: Concrete, Enclosed, Patio, Porch

Pool Features: None

Pool Private Y N: false

Property Attached Yes/No: No

Road Surface Type: Paved

Roof: Composition

Bathroom Features: Bathtub, Shower, Shower in Tub, Double Sinks In Master Bath, Exhaust fan(s), Remodeled, Upgraded

Kitchen Features: Kitchen Island, Remodeled Kitchen, Self-closing cabinet doors, Self-closing drawers, Stone Counters



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Room Type: Family Room, Great Room, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Walk-In Closet

Senior Community Yes/No: No
Sewer: Public Sewer
Spa Features: None
Special Listing Conditions: Standard

View: City Lights, Courtyard, Hills, Neighborhood, Trees/Woods
Water Source: Public

Remarks

You know homes like this - the ones you walk by and wish you could peek inside, Beautiful but understated, 683 Catalina is just that. Style, functionality, size, and location amongst storied Laguna Beach Village properties. Meander through the enchanting gardens to a charming entrance featuring a front patio, Juliet balcony and Dutch door. Newly refinished wood floors and painted wood panelling frame this generously sized, light and bright, open space with luxury finishes and separate family room. Large center island with gorgeous stone countertops, custom white cabinetry, high end appliances, and full-size wine refrigerator are sure to please the most discriminating host or hostess in this perfect for entertaining home. Much of the interior opens through french doors to a calming courtyard and totally private spacious rear yard offering wonderful indoor/outdoor living options with nice mountain and twinkling night sky views. The master suite with a large walk in closet and an additional bedroom and full bath are also on this level. An additional full bedroom and bathroom with separate entry and office nook maximize the space in the lower level area. Attached two car garage with alley access in a cul de sac. Oversized cottage chic centrally located to beaches, shops, restaurants, galleries - this is the one. Seller has initiated the process to place property on the historic register for Mills Act qualification (for significant property tax savings). Please call for details.



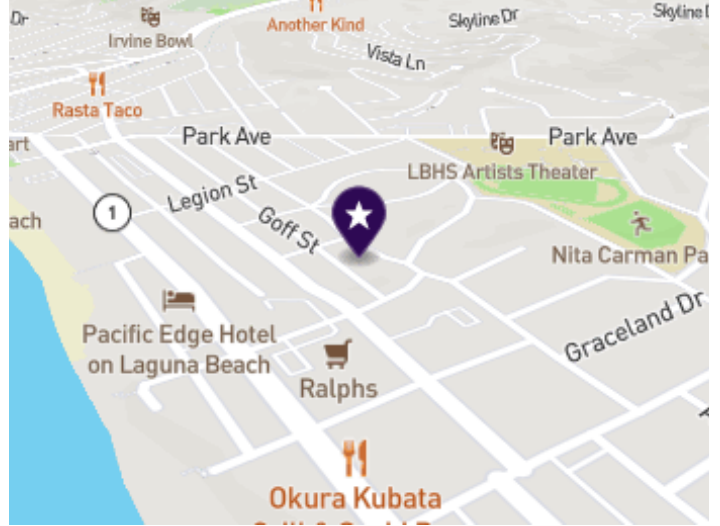
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Buyer Tour

683 Catalina

Laguna Beach, CA 92651

MLS #LG20200984

\$2,895,000

ACTIVE 9/24/20

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Area Schools

SCHOOL	TYPE	PHONE	DISTANCE
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Laguna Beach Adult	Public/n/a	(949) 497-7700	0.3 mi
Anneliese Schools	Private/k-3	(949) 494-7388	0.3 mi
Thurston Middle School	Public/6-8	(949) 497-7785	1.1 mi
Top Of The World Elementary School	Public/k-5	(949) 497-7790	1.6 mi
St. Catherine Of Siena Parish School	Private/k-8	(949) 494-7339	1.9 mi
Anneliese's School	Private/k	(949) 499-5527	2.2 mi
El Morro Elementary School	Public/k-5	(949) 497-7780	2.3 mi
Canyon Vista Elementary School	Public/k-5	(949) 234-5941	2.9 mi
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Vandamme Academy	Private/k-8	(949) 510-4861	3.4 mi
Farm School	Private/k-6	(949) 241-4175	3.4 mi
The Discovery Preparatory School	Private/6-12	(949) 939-8320	3.4 mi
Wood Canyon Elementary School	Public/k-5	(949) 448-0012	3.5 mi
Laguna Niguel Jr. Academy	Private/k-10	(949) 495-3428	3.5 mi
Oak Grove Elementary School	Public/k-5	(949) 360-9001	3.6 mi



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Area Restaurants

NAME	TYPE	DISTANCE	RATING
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Driftwood Kitchen	Seafood	0.15 mi	2055 reviews
Carmelita's	Mexican	0.45 mi	1725 reviews
The Deck on Laguna Beach	American (New)	0.14 mi	1527 reviews
Adonis Mediterranean Grill	Mediterranean	0.34 mi	799 reviews
C'est La Vie	French	0.32 mi	2538 reviews
Oak Laguna Beach	American (New)	0.37 mi	780 reviews
The Cliff Restaurant	American (New)	0.19 mi	2284 reviews
Selanne Steak Tavern	Steakhouses	0.58 mi	1026 reviews
Broadway by Amar Santana	American (New)	0.34 mi	813 reviews
Las Brisas	Mexican	0.64 mi	3668 reviews
South of Nick's - Laguna Beach	Mexican	0.21 mi	381 reviews
Roux Creole Cuisine	Cajun/Creole	0.16 mi	284 reviews
Brussels Bistro	Belgian	0.37 mi	722 reviews
La Sirena Grill	Mexican	0.3 mi	596 reviews
Slapfish	American (New)	0.44 mi	814 reviews

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Homebuying Goals

With the dramatic rise and fall of housing prices over the last decade, consumers have new respect for homes as investments. But the flip side, is that your investment is still a home, one you're likely to occupy for several years or more.

Ownership

According to the annual Profile of Home Buyers and Sellers, compiled by the National Association of REALTORS[®], the primary reason buyers cite for purchasing a home is simply the desire to own, followed closely by the desire for more space, and a change in the family situation.

For most people, buying a home is more about giving household members more comfortable living arrangements and putting them closer to jobs, favorite activities, other family and friends. What are your goals for buying a home? You might want a better home and neighborhood. You might want a different kind of living experience, such as moving from an apartment to a single-family home with a private garage and yard. Your family may be growing, so you have to think about school districts and proximity to parks and other recreation.



*In the long run, people usually hit what they aim at...
What are you aiming at?*

If you're not certain, you might think about what would change about your situation if you became a homeowner. You'll definitely be more established. If you're like most homebuyers, you expect to stay in your new home about 10 years.

Equity

You'll also build equity for yourself, instead of for someone else. Every payment you make, plus the rules of inflation will eventually allow you to recoup most if not all of your investment, or make a profit when you sell. Affordability may also be an important factor for you. The combination of low interest rates and low prices allows you to buy more home for the money. Rents are rising, making ownership more affordable than renting in many areas, especially when you factor in tax incentives such as mortgage interest deductions and property taxes allowable as deductions against your income.

When you buy, make your goals long-term. Choose the home you think will serve your household's needs the best for the longest period of time, as it's been proven that the longer you own a home, the more equity you'll build. Today's market conditions and affordability, make it more likely that you will reach your homebuying goals, no matter what they are.



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Should You Wait

What makes people want to buy a home? Space, privacy, proximity to family and friends, and a sense of community all contribute to the emotions of buying a home. Tax breaks, transportation, amenities, and the opportunity to build equity are also factors.

But the biggest reason cited by home buyers year after year is simply the desire to own. According to the National Association of REALTORS[®], 75% of first-time buyers are former renters. They prefer to build equity for themselves than for someone else. There's always a risk that home prices will fall further, but prices and mortgage interest rates have bounced along the bottom long enough that sooner or later one or both will start rising again. That means the risk is greater that prices and mortgage interest rates will rise, rather than fall.

Researchers at the Center for Economic and Policy Research studied 100 communities and found that affordability is a strong incentive to buy now. You can build equity within four years, and take the money you've put in the home back out again when you leave, which is not possible for renters.

So how do you know if it's the right time to buy?

It's affordable

Only you know if you're in a position to buy a home. Your lender will let you know how much home you qualify to buy. Work with your real estate professional to find neighborhoods and homes that are within your borrowing limits. Compare the rent you're paying now with the monthly payment you'll be making including property taxes and hazard insurance.

The time is right

Buying a home is one of the greatest lifestyle changes you can make. It goes hand in hand with forming a family and becoming a productive member of the community. If you want the amenities of home ownership, you will enjoy owning.

Incentives are huge

Mortgage money is the cheapest money you'll ever borrow. Couple that with low prices that are sure to rise and you have the makings of a great investment. Further, you can deduct your mortgage interest rate and property taxes from your income taxes. And you can sell your home after two years and not pay capital gains on any profits. You can rent your home to others and start building a portfolio of self-sustaining properties. Don't worry about timing the market. Even the smartest investors don't wait for the bottom to buy – because you don't know where the bottom is until it's already passed you by.



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