THE OPPENHEIM GROUP

REAL ESTATE

1373 N. COAST HWY.
LAGUNA BEACH





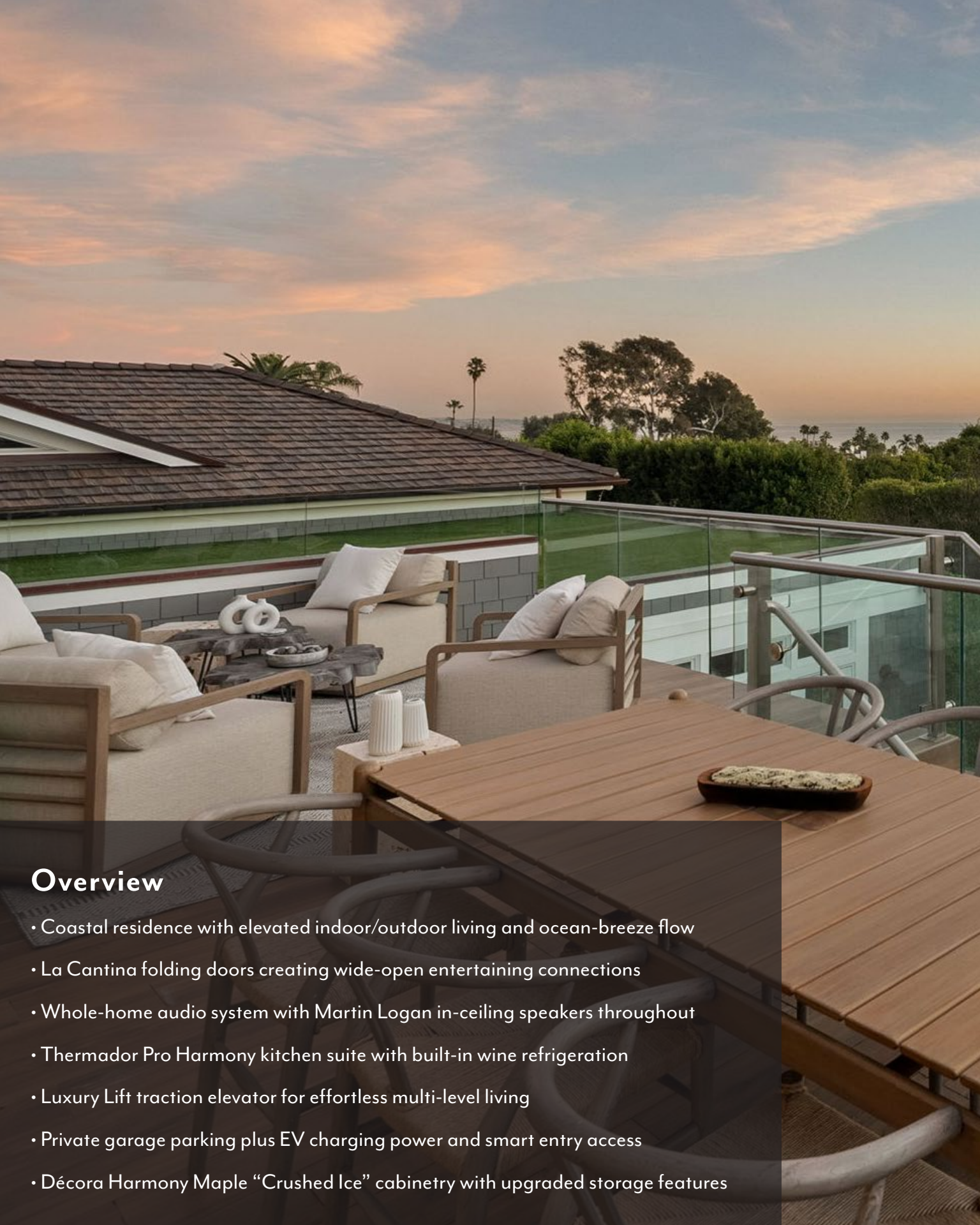

1373

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Experience elevated coastal luxury in The Crescent Collection, a contemporary Laguna Beach residence defined by panoramic ocean views, a private elevator, and an expansive terrace designed for seamless indoor outdoor living. The chef's kitchen is designed for elevated entertaining and everyday ease, featuring a full Thermador appliance suite, a pot filler faucet, and thoughtful smart home and audiovisual enhancements. The primary suite is a true retreat with a luxurious en suite that includes dual sinks, bathtub, and walk-in shower, plus French doors that open to an ocean view. On the first level, a versatile flex space offers endless possibilities as a home office, secondary lounge or TV room, or a private workout studio. Extending the home is a rooftop area that currently features turf and is permitted to add additional exterior amenities, creating an exceptional opportunity to customize an elevated outdoor experience. Refined details throughout include tempered glass railings, copper accents, custom doors, and energy-efficient glazing. Completing the offering is a single-car private garage with two reserved parking spaces, delivering privacy and convenience in one of Laguna Beach's most coveted settings.

4 BEDS	SQ. FT.: 2,917	$6,295,000
4 BATHS	PRIVATE GARAGE	LAGUNA BEACH

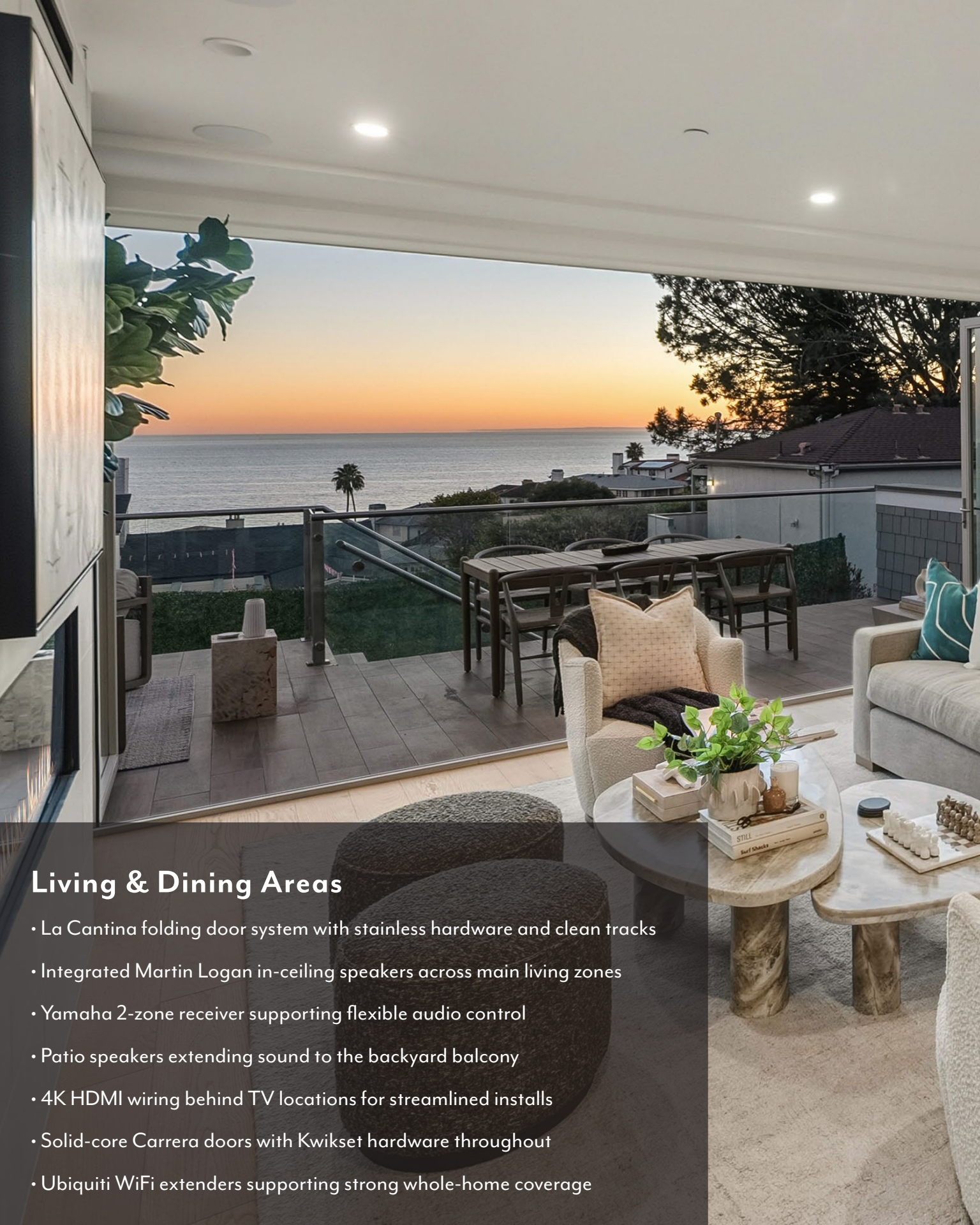
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Overview

- Coastal residence with elevated indoor/outdoor living and ocean-breeze flow
- La Cantina folding doors creating wide-open entertaining connections
- Whole-home audio system with Martin Logan in-ceiling speakers throughout
- Thermador Pro Harmony kitchen suite with built-in wine refrigeration
- Luxury Lift traction elevator for effortless multi-level living
- Private garage parking plus EV charging power and smart entry access
- Décora Harmony Maple “Crushed Ice” cabinetry with upgraded storage features





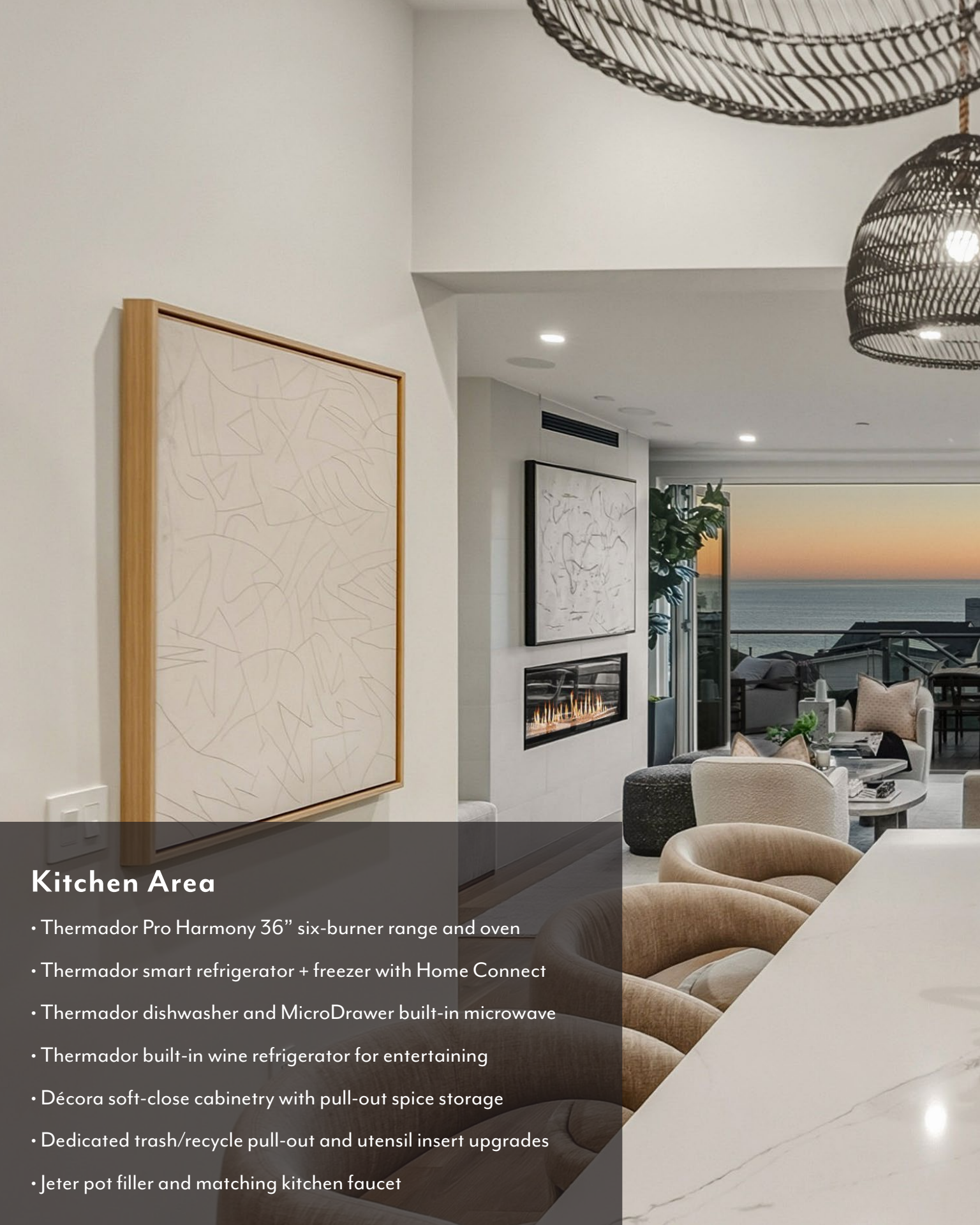
Living & Dining Areas

- La Cantina folding door system with stainless hardware and clean tracks
- Integrated Martin Logan in-ceiling speakers across main living zones
- Yamaha 2-zone receiver supporting flexible audio control
- Patio speakers extending sound to the backyard balcony
- 4K HDMI wiring behind TV locations for streamlined installs
- Solid-core Carrera doors with Kwikset hardware throughout
- Ubiquiti WiFi extenders supporting strong whole-home coverage


INTERIORS


TOM FORD 002





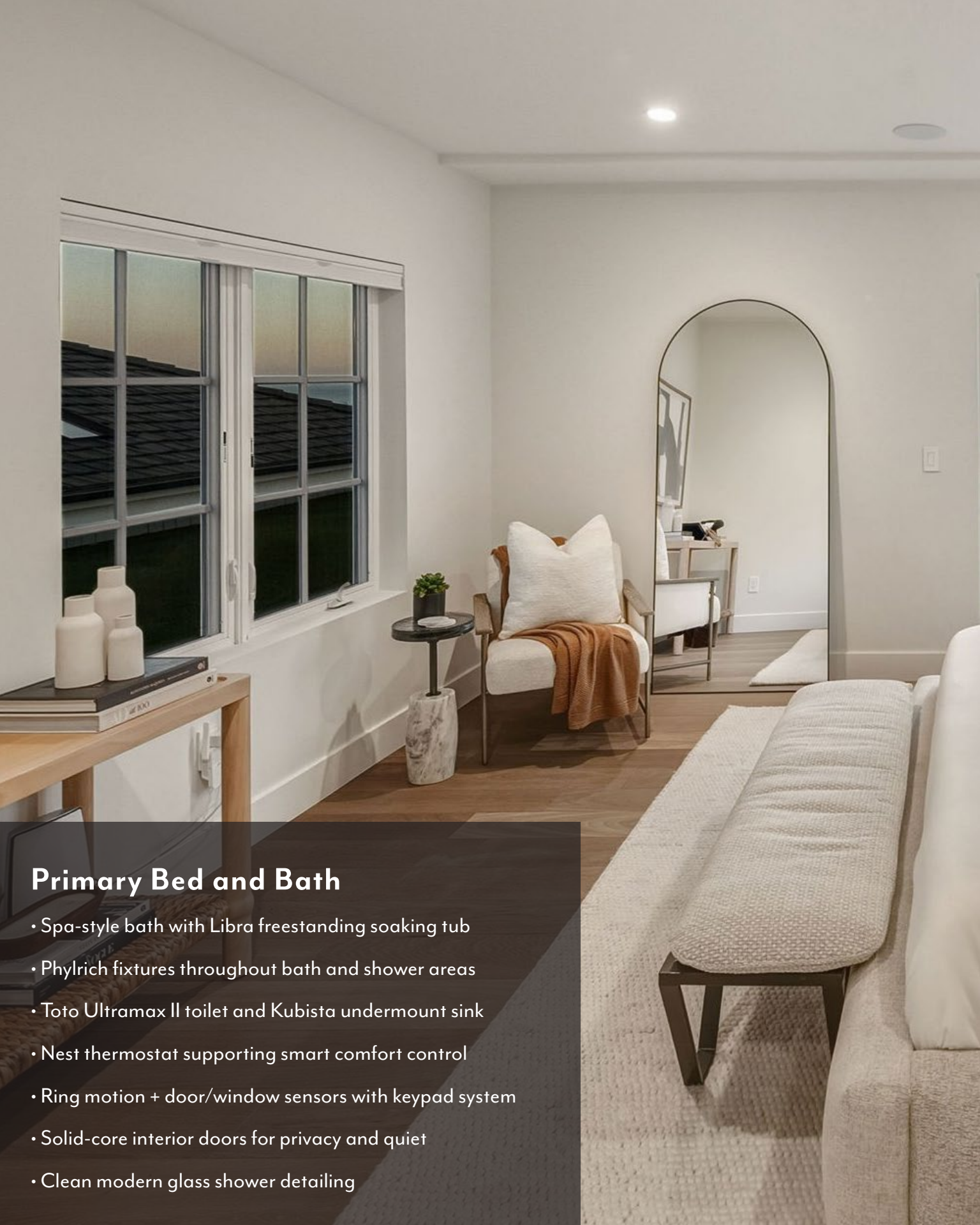
Kitchen Area

- Thermador Pro Harmony 36” six-burner range and oven
- Thermador smart refrigerator + freezer with Home Connect
- Thermador dishwasher and MicroDrawer built-in microwave
- Thermador built-in wine refrigerator for entertaining
- Décora soft-close cabinetry with pull-out spice storage
- Dedicated trash/recycle pull-out and utensil insert upgrades
- Jeter pot filler and matching kitchen faucet




TOM FORD





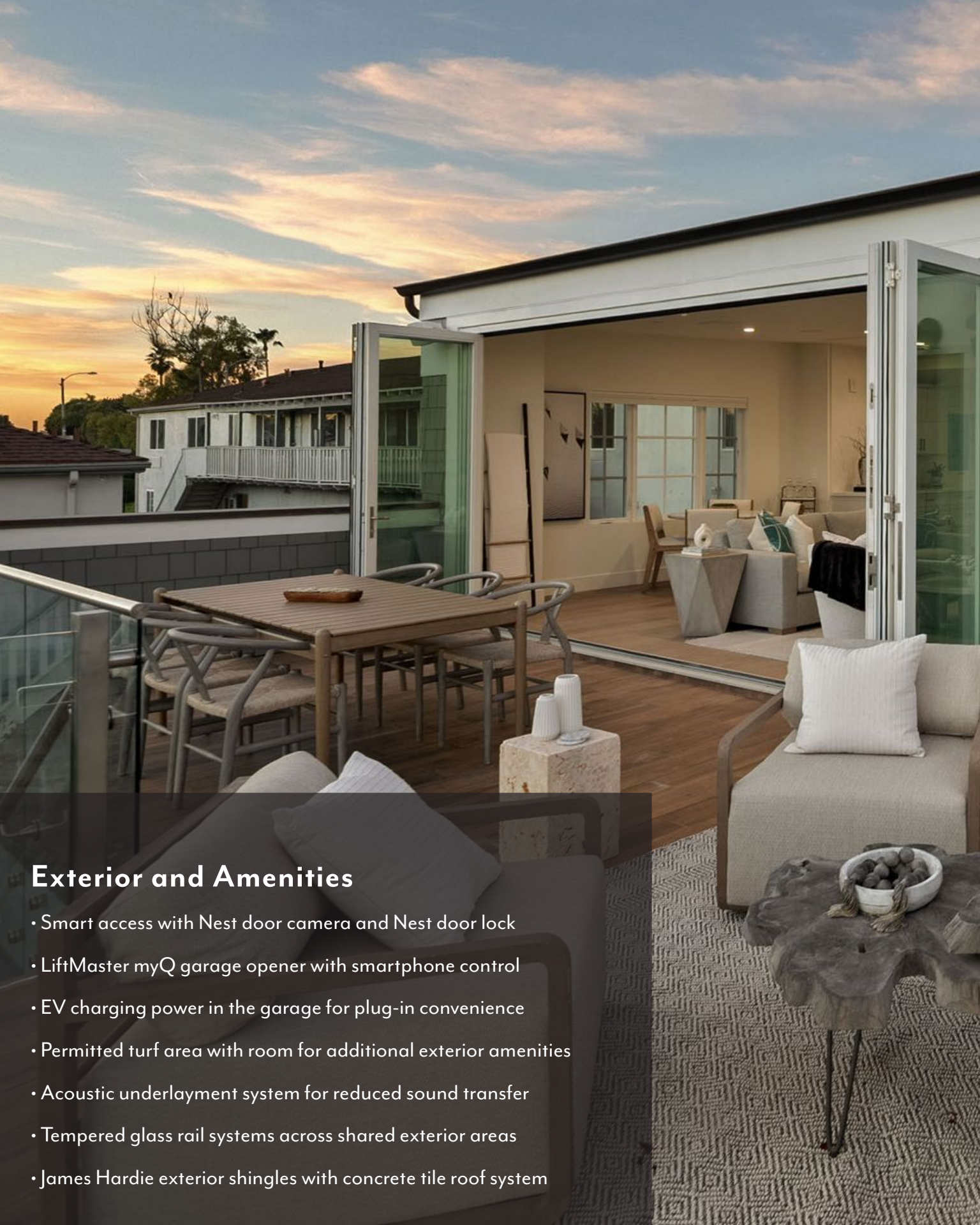
Primary Bed and Bath

- Spa-style bath with Libra freestanding soaking tub
- Phylrich fixtures throughout bath and shower areas
- Toto Ultramax II toilet and Kubista undermount sink
- Nest thermostat supporting smart comfort control
- Ring motion + door/window sensors with keypad system
- Solid-core interior doors for privacy and quiet
- Clean modern glass shower detailing









Exterior and Amenities

- Smart access with Nest door camera and Nest door lock
- LiftMaster myQ garage opener with smartphone control
- EV charging power in the garage for plug-in convenience
- Permitted turf area with room for additional exterior amenities
- Acoustic underlayment system for reduced sound transfer
- Tempered glass rail systems across shared exterior areas
- James Hardie exterior shingles with concrete tile roof system





















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JASON OPPENHEIM
BROKER/PRESIDENT
jason@ogroup.com | 949.635.4478
DRE# 01863254

MATT PETERS
MANAGING BROKER/PARTNER
matt@ogroup.com | 510.304.9254
DRE# 01901784