

# *Moving California Forward Since 1926*



# COMPARATIVE MARKET ANALYSIS



**721 Ledroit St, Laguna Beach, CA 92651**

PREPARED FOR  
**Mr. and Mrs. Brown**

MAY 30, 2014

## The Tarbell Advantage

- Over 85 Years of Real Estate Sales Experience
- Independently Held, Family-Owned Business - Not A Franchise
- Full Service Company Providing Real Estate, Escrow, Title and Insurance Services
- Offices Throughout Southern California
- Highly Trained Sales Professionals
- Innovative Marketing Programs
- Advanced Real Estate Technology Systems
- In-Houses Marketing Agency
- Professional Management Support
- Multi-lingual Sales Force
- *Joy In Giving* Community Programs
- A Reputation of Integrity, Honesty, and Caring





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## Linda Dixon

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**Tarbell,**  
**REALTORS®**

S 308 Emerald Bay, Laguna Beach

\$4,100,000

Listing information

MLS#: LG13074381	Beds: 4	Sq Ft: 3,700	Sold Date: 5/23/14
Status: Closed Sale	Baths: 2/2/1/0	Year Built: 2009	DOM: 366

Features

**Style:** Cape Cod; **Cooling:** None; **Heating:** Central Furnace, Forced Air; **View:** Ocean; **Pool:** Association, Community Pool, Heated; **Spa:** None; **Patio:** Brick, Deck, Wrap Around, Covered; **Stories:** Two Level; **Community:** Sidewalks, Storm Drains; **Attached:** Detached; **Builders Tract Name:** Emerald Bay (EB); **Interior:** Balcony, Beamed Ceilings, Built-Ins, Cathedral-Vaulted Ceilings, Crown Moldings, Living Room Balcony, Open Floor Plan; **Lot:** Front Yard, Paved Street; **Floor:** Partially Carpeted; **Garage:** Attached; **Sale Type:** Standard; **Concessions Amount:** 0; **Concessions Comments:** 0; **Lotsize:** 6970; **Acres:** 0.160;

Remarks

Gorgeous Emerald Bay home customized and extensively remodeled in 2009. Large open rooms with soaring ceilings, multiple fireplaces and beautiful detail in cabinetry and overall design. Huge master bedroom and bath on the same level as all of the entertainment main rooms. Three other large bedrooms each with their own baths are placed separately for maximum privacy. Large wrap around ocean view decks with a another large covered, private ocean view deck off of the master bedroom. Large open kitchen with all the bells and whistles, big walk-in pantry, bright and sunny with lots of windows. A very private lot with lush landscaping and open grass lawn. A beautiful bricked patio entertainment level overlooks the private and sunny grounds. A three car garage tops off this property. The location is close to the back gate into Laguna, but is tucked away from the traffic of the gate. All of ...



Information is deemed reliable but not guaranteed.

Source: CRMLS