

# COMPARATIVE MARKET ANALYSIS



721 Ledroit St, Laguna Beach, CA 92651

PREPARED FOR  
**Mrs. Birkenshaw**

MAY 30, 2014



# Client Questions

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- Why are you moving?
- Where are you moving to?
- When do you want to move by?
- Have you started looking at homes yet?
- Do you need the proceeds from the sale of this home to buy another home?
- Realistically, how much do you think your home will sell for in today's market?
- What is the most important thing to you? Pricing? Timing? Convenience?
- What would it do to your plans if you could not sell?
- What would it take for you to list your home with me today?

# CONTACT ME



## Linda Dixon Cloud CMA

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# PROPERTY DETAILS

X 555 Emerald Bay, Laguna Beach

\$6,750,000

## Listing information

MLS#: LG13146900	Beds: 6	Sq Ft: 5,500	List Date: 7/18/13
Status: Expired	Baths: 7/1	Year Built: 2002	DOM: 167

## Features

Cooling: Central; View: Canyon, Catalina, City Lights, Coastline, Ocean, Panoramic, Water, White Water; Pool: Association; Patio: Concrete; Stories: Three Or More Levels; Community: Curbs, Gutters; Attached: Detached; Builders Tract Name: Emerald Bay (EB); Interior: Granite Counters, Kitchen Open to Family Room, Wet Bar; Lot: Cu-De-Sac, Lot 6500-9999; Floor: Granite, Hardwood; Sale Type: Standard; Virtual Tour: [Link](#); Lotsize: 7192; Acres: 0.165;

## Remarks

Expansive ocean and coastline vistas are only enhanced by the panoramic canyon and open space views that surround this private and tranquil Emerald Bay location. This dramatic property offers over 5,500 square feet of newer construction completed in 2002 with six ensuite bedrooms and seven and one half bathrooms. Views from every room include either Catalina sunsets, coastline, night lights, or the tranquil canyon and miles of open space that is immediately adjacent to this property. The home's design includes a formal living room, formal dining room, and dramatic breakfast nook and family room. An additional bonus room, with separate full bathroom, is ideal for a gym or media room leading out onto the ocean view terrace with dramatic views of night lights and sunsets. Large bedrooms with high ceilings create the opportunity for natural light and sweeping views to offer a unique feeli...



Information is deemed reliable but not guaranteed.

Source: CRMLS

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# LISTING PHOTOS

x 555 Emerald Bay, Laguna Beach

\$6,750,000

