



**\$44,995,000**

## **199 EMERALD BAY, LAGUNA BEACH, CA, US, 92651**

<https://apogee-realestate.com>

Perched atop a cliff in the prestigious enclave of Emerald Bay, this extraordinary estate, among merely three with direct private [...]

- 5 beds
- 7 baths
- SingleFamilyResidence
- Residential
- Active
- 7078 sq ft



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### **Basics**



**Category:**  
Residential

**Type:** SingleFamilyResidence

**Status:** Active

**Bedrooms:** 5 beds

**Bathrooms:** 7 baths

**Half baths:** 2 half baths

**Floors:** 3 floors

**Area:** 7078 sq ft

**Lot size:** 13812,  
13812 sq ft

**Year built:** 1996

**Property Condition:**  
UpdatedRemodeled

**View:**  
Bluff,Catalina,CityLights,Coastline,Hills,Ocean,Panoramic,Rocks,Water

**Subdivision Name:**  
Emerald Bay (EB)

**County:** Orange

## Building Details

**Structure Type:** House

**Lot Features:** ZeroToOneUnitAcre,Bluff,BackYard,Yard

**Common Walls:** NoCommonWalls

**Garage Spaces:** 3

**Floor covering:** Carpet, Stone, Wood

**Water Source:** Public

**Sewer:** PublicSewer

**Fencing:** ExcellentCondition

**Levels:** ThreeOrMore

### Amenities & Features

**Pool Features:** Community,Fenced,InGround,Association

**Security Features:** SecurityGate,GatedWithAttendant,TwentyFourHourSecurity

**Spa Features:** InGround,Private

**Parking Total:** 3

**Waterfront Features:**

BeachAccess,BeachFront,OceanAccess,OceanFront,OceanSideOfFreeway,OceanSideOfHighway

**Cooling:** CentralAir

**Heating:** Central

**Laundry Features:** Inside,LaundryRoom

**Parking Features:** DoorMulti,DirectAccess,GarageFacesFront,Garage

**Patio & Porch Features:** Open,Patio

**Accessibility Features:** None

**Association Amenities:**

Clubhouse,ControlledAccess,SportCourt,FirePit,MaintenanceGrounds,Management,PicnicArea,Playground,Pool,RecreationRoom,Guard,SpaHotTub,Security,TennisCourts

**Utilities:** CableAvailable,ElectricityAvailable,NaturalGasAvailable,PhoneAvailable,SewerAvailable,WaterAvailable

**Fireplace Features:** DiningRoom,LivingRoom,PrimaryBedroom

**Interior Features:** Balcony,Elevator,Pantry,StoneCounters,RecessedLighting,Bar

**Appliances:** ConvectionOven,DoubleOven,Dishwasher,Freezer,GasCooktop,Refrigerator

## Nearby Schools

**High School District:** Laguna Beach Unified

## Expenses, Fees & Taxes

**Association Fee:** \$11,655



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## Miscellaneous

**Association Fee Frequency:** Annually

**Listing Terms:** Cash,CashToNewLoan,Conventional

**Community Features:**  
StreetLights,Suburban,WaterSports,Pool

**Attribution Contact:** 949-689-9047

**List Office Name:** DOUGLAS ELLIMAN  
OF CALIFORNIA, INC.

**Common Interest:** None

**Virtual Tour URL Branded:**  
[https://youtu.be/AJE8VPZh\\_bo](https://youtu.be/AJE8VPZh_bo)

