

**Laguna Board of REALTORS® Broker Preview Marketing Mtg. & Forum March 4, 2026**  
**Guest Speaker: Nicole Rice LBPD CSO Crime Prevention & LBPD Volunteers (COPs) Nanci Nielsen and Gary Hess**

***Ivan'z @ Mozambique 1740 S. Coast Hwy, Laguna Beach***

The Laguna Board of Realtors is committed to conducting all meetings and events in a professional, ethical, and lawful manner, including adherence to all antitrust laws. The following discussions are always prohibited: specific amounts of commission or compensation (whether hypothetical or actual); fixing prices or compensation; allocating geographical territory or customers; and group boycotts. Any discussion inconsistent with this policy will not be tolerated.

Broker Preview meetings are restricted to members of the MLS and Affiliate members of LBOR. The information given at this meeting is for the use of the members only. The Broker Preview report is for members only. No member of the public is allowed to attend these meetings for the security of information spoken and written.

**LAGUNA BEACH**

- |   |   |   |   |   |   |  |
|---|---|---|---|---|---|--|
| 1 | <p><a href="#"><b>OC26036957</b></a><br/>           Open House ID: <b>457514553</b><br/>           PType/Sub Type: <b>Resi/SFR/D</b><br/>           Bdr: <b>3</b><br/>           Sqft: <b>1665/A</b><br/>           Occupant: <b>/Vacant</b><br/>           Lock Box: <b>Front Door/Combo</b><br/>           Listing Office: <b>Luxre Realty, Inc.</b><br/>           LO State License: <a href="#"><b>01897290</b></a><br/>           Listing Agent: <b>Casey Durham</b><br/>           LA State License: <a href="#"><b>02067469</b></a><br/>           Open House Type: <b>Broker</b><br/>           Tour Date: <b>03/04/2026</b><br/>           Attend: <b>Agent</b></p>                | <p><b>51 LA COSTA CT, LAGUNA BEACH 92651</b><br/>           City/Area: <b>LB/LC</b><br/>           Total Baths: <b>3</b><br/>           Year Built: <b>1986/PUB</b></p>   | <p><b>\$1,585,000</b><br/>           SLC: <b>STD,TRUS</b><br/>           Garage: <b>2/Attached</b><br/>           DOM: <a href="#"><b>12</b></a><br/>           Refreshments: <b>Yes</b><br/>           Drawing:<br/>           Occupant Phone:</p> | <p>Showing Agent: <b>Casey Durham</b></p> | <p>Tour Time: <b>10:30-1:00PM</b></p>   | <p>Directions: <b>El Toro Road to Canyon Hill. Drive to top of hill until street ends</b></p>  |
| 2 | <p><a href="#"><b>OC26042940</b></a><br/>           Open House ID: <b>457654976</b><br/>           PType/Sub Type: <b>Resi/SFR/D</b><br/>           Bdr: <b>3</b><br/>           Sqft: <b>2447/A</b><br/>           Occupant: <b>/Vacant</b><br/>           Lock Box: <b>Call Agent/See Remarks</b><br/>           Listing Office: <b>Marshall Reddick Real Estate</b><br/>           LO State License: <a href="#"><b>01904891</b></a><br/>           Listing Agent: <b>A.J. Bialik</b><br/>           LA State License: <a href="#"><b>02013450</b></a><br/>           Open House Type: <b>Broker</b><br/>           Tour Date: <b>03/04/2026</b><br/>           Attend: <b>Agent</b></p> | <p><b>696 MYSTIC VIEW , LAGUNA BEACH 92651</b><br/>           City/Area: <b>LB/LV</b><br/>           Total Baths: <b>3</b><br/>           Year Built: <b>1960/ASR</b></p> | <p><b>\$3,895,000</b><br/>           SLC: <b>STD</b><br/>           Garage: <b>2/Detached</b><br/>           DOM: <a href="#"><b>2</b></a><br/>           Refreshments: <b>Yes</b><br/>           Drawing:<br/>           Occupant Phone:</p>       | <p>Showing Agent: <b>Bryan Talley</b></p> | <p>Tour Time: <b>10:00AM-1:00PM</b></p> | <p>Directions: <b>Take Legion up to Park Ave, Turn Left then Right onto Bluemont, Turn onto Hilledge then onto Mystic Way, Turn Left onto Mystic View property is at end of culdesac</b></p> |

## Thank you to the following Affiliates for Volunteering

### Coffee Team

Dave Eurton - WestPark Capital, Josh Meador- Title Right

Jordyn Newton - Select Pacific Escrow

### Power Point Presentation Team

John Benecke - John Wallace Benecke Interiors, John L Campbell - John L Campbell Insurance, Marcia Duff - Luxury Home Imaging, Carol Josepher - FireBrand Media

### Water

Brian Ward - R.E.S.S

### Navigation Map

Jeremy Mills - Generations Escrow

*Navigate to each property on preview from your phone!*

**STEP 1** Scan then click **SEND**

**STEP 2** Tap **blue link** to open Preview Navigation & type in **4-digit code** for today's preview

**STEP 3** Select the **location** of the home you wish to navigate to

**IT'S THAT EASY!**

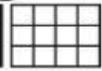
**Generations ESCROW**

- 3 **NP26014827** 1425 SAMOA WAY, LAGUNA BEACH 92651 **\$7,655,000↓**  
 Open House ID: 457328521 City/Area: LB/LV SLC: STD  
 PType/Sub Type: Resi/SFR/D Garage: 2/Attached  
 Bdr: 4 Total Baths: 4 DOM: 26  
 Sqft: 3744/A Year Built: 1996/OTH Refreshments:  
 Occupant: /Vacant Drawing:  
 Lock Box: /None Occupant Phone:  
 Listing Office: Old Newport Realty  
 LO State License: 01526159  
 Listing Agent: Marcel Ford Showing Agent: Marcel Ford  
 LA State License: 01064293  
 Open House Type: Broker  
 Tour Date: 03/04/2026 Tour Time: 10:00AM-1:00PM  
 Attend: Agent Directions: Head up Skyline Drive to Samoa Way, turn right.
- 4 **OC26040711** 1425 SKYLINE DR, LAGUNA BEACH 92651 **\$4,395,000**  
 Open House ID: 457644756 City/Area: LB/LV SLC: STD  
 PType/Sub Type: Resi/SFR/D Garage: 2/Attached  
 Bdr: 4 Total Baths: 4 DOM: 6  
 Sqft: 2702/A Year Built: 1994/ASR Refreshments:  
 Occupant: /Owner Drawing:  
 Lock Box: /None Occupant Phone:  
 Listing Office: Pacific Sotheby's Int'l Realty  
 LO State License: 01767484  
 Listing Agent: Sean Stanfield Showing Agent: Ryan Tarr  
 LA State License: 01024996  
 Open House Type: Broker  
 Tour Date: 03/04/2026 Tour Time: 10:00AM-2:00PM  
 Attend: Agent Directions: Drive up Park Ave to Skyline.
- 5 **LG26009231** 1598 SKYLINE DR, LAGUNA BEACH 92651 **\$4,495,000**  
 Open House ID: 457651419 City/Area: LB/LV SLC: STD  
 PType/Sub Type: Resi/SFR/D Garage: 3/Attached  
 Bdr: 3 Total Baths: 4 DOM: 47  
 Sqft: 3543/A Year Built: 1997/ASR Refreshments:  
 Occupant: /Owner Drawing:  
 Lock Box: NA/None Occupant Phone:  
 Listing Office: Livel Real Estate  
 LO State License: 02014153  
 Listing Agent: Meital Taub Showing Agent: Meital Taub  
 LA State License: 01871040  
 Open House Type: Broker  
 Tour Date: 03/04/2026 Tour Time: 10:00AM-1:00PM  
 Attend: Agent Directions: From PCH to Park Avenue, to Tahiti, to Caribbean then Skyline. Home is at the end on Right.
- 6 **LG26034989** 478 SAINT ANNS , LAGUNA BEACH 92651 **\$2,195,000**  
 Open House ID: 457660950 City/Area: LB/LV SLC: STD  
 PType/Sub Type: Resi/SFR/D Garage: 0/  
 Bdr: 1 Total Baths: 1 DOM: 14  
 Sqft: 516/A Year Built: 1925/PUB Refreshments:  
 Occupant: /Owner Drawing:  
 Lock Box: /None Occupant Phone:  
 Listing Office: Compass  
 LO State License: 01991628  
 Listing Agent: Greyson Benson Showing Agent: Greyson Benson  
 LA State License: 02135909  
 Open House Type: Broker  
 Tour Date: 03/04/2026 Tour Time: 10:00AM-1:00PM  
 Attend: Agent Directions: PCH to Saint Ann's, Catalina to Saint Ann's




**MARCIA DUFF**  
 e: [marcia@luxuryhomeimaging.com](mailto:marcia@luxuryhomeimaging.com)  
 3 Green Brier Circle, Coto de Caza, CA 92679  
 w: 949-229-9629  
 WWW.LUXURYHOMEIMAGING.COM



**poggen  
pohl** 

Stephanie Duval  
 949-491-6717  
[stephanie@poggenpohl.la](mailto:stephanie@poggenpohl.la)  
 Poggenpohl Orange County  
 1220 N Coast Hwy, 92651 Laguna Beach



**LOCK-TECH**  
 LCO 5403

**Randy Johnson**

Professional Mobile Locksmith  
 Safe Cracker  
 Burglary Prevention  
 Serving Orange County

[www.LockTechOC.com](http://www.LockTechOC.com)  
 Direct: **949.770.4885**  
 Cell: **714.404.1086**

 **Lawyers Title**



**JEFF TISS**  
 Title Representative

**(949) 422-1301**  
[jtiss@ltic.com](mailto:jtiss@ltic.com)

5000 Birch, Ste 1000  
 Newport Beach, CA 92660

- 7 [LG26036096](#) **541 OAK STREET , LAGUNA BEACH 92651** \$3,895,000  
 Open House ID: **456855617** City/Area: **LB/LV** SLC: **STD**  
 PType/Sub Type: **Resi/SFR/D** Garage: **0/**  
 Bdr: **4** Total Baths: **3** DOM: **1**  
 Sqft: **1900/E** Year Built: **1922/EST** Refreshments:  
 Occupant: **/Vacant** Drawing:  
 Lock Box: **text for location/Call Listing Office, Supra** Occupant Phone:  
 Listing Office: **Main Beach Realty**  
 LO State License: [01375110](#)  
 Listing Agent: **Chad Concolino** Showing Agent: **Chad Concolino**  
 LA State License: [01887163](#)  
 Open House Type: **Broker**  
 Tour Date: **03/04/2026** Tour Time: **10:00AM-2:00PM**  
 Attend: **Agent** Directions: **Turn off Glenneyre on to Oak Street**
- 8 [LG26040460](#) **980 CANYON VIEW DR, LAGUNA BEACH 92651** \$3,695,000  
 Open House ID: **457567337** City/Area: **LB/LV** SLC: **TRUS**  
 PType/Sub Type: **Resi/SFR/D** Garage: **2/Attached**  
 Bdr: **3** Total Baths: **3** DOM: **7**  
 Sqft: **1700/E** Year Built: **1950/ASR** Refreshments:  
 Occupant: **/Tenant** Drawing:  
 Lock Box: **/None** Occupant Phone:  
 Listing Office: **Compass**  
 LO State License: [01991628](#)  
 Listing Agent: **James Ardery** Showing Agent: **James Ardery**  
 LA State License: [00576041](#)  
 Open House Type: **Broker**  
 Tour Date: **03/04/2026** Tour Time: **10:00AM-1:00PM**  
 Attend: **Agent** Directions: **PCH up Thalia, turn right on Temple Hills and then turn left on Canyon View. House is on the right.**
- 9 [LG26045550](#) **2210 TEMPLE HILLS DRIVE , LAGUNA BEACH 92651** \$3,850,000  
 Open House ID: **457671641** City/Area: **LB/LV** SLC: **STD**  
 PType/Sub Type: **Resi/SFR/D** Garage: **2/Attached**  
 Bdr: **4** Total Baths: **3** DOM: **1**  
 Sqft: **3092/OTH** Year Built: **1988/SLR** Refreshments:  
 Occupant: **/Owner** Drawing:  
 Lock Box: **No lockbox/None** Occupant Phone:  
 Listing Office: **Coldwell Banker Realty**  
 LO State License: [00616212](#)  
 Listing Agent: **Marc Van Alphen** Showing Agent: **Marc Van Alphen**  
 LA State License: [01314469](#)  
 Open House Type: **Broker**  
 Tour Date: **03/04/2026** Tour Time: **9:00AM-1:00PM**  
 Attend: **Agent** Directions: **PCH to Thalia, right on Temple Hills Drive**
- 10 [LG25272972](#) **1445 BLUEBIRD CANYON , LAGUNA BEACH 92651** \$2,399,000↓  
 Open House ID: **453150107** City/Area: **LB/LV** SLC: **STD**  
 PType/Sub Type: **Resi/SFR/D** Garage: **2/Attached**  
 Bdr: **2** Total Baths: **2** DOM: **82**  
 Sqft: **1011/A** Year Built: **1947/PUB** Refreshments:  
 Occupant: **/Owner** Drawing:  
 Lock Box: **/None** Occupant Phone:  
 Listing Office: **Compass**  
 LO State License: [01991628](#)  
 Listing Agent: **Christopher Tebbutt** Showing Agent: **Christopher Tebbutt**  
 LA State License: [01993864](#)  
 Open House Type: **Broker**  
 Tour Date: **03/04/2026** Tour Time: **10:00AM-1:00PM**  
 Attend: **Agent** Directions: **Bluebird Canyon Drive**

- 11 [LG26044810](#) **2115 CATALINA , LAGUNA BEACH 92651** \$4,895,000  
 Open House ID: 457612835 City/Area: LB/LV SLC: STD  
 PType/Sub Type: Resi/SFR/D Garage: 2/Attached  
 Bdr: 3 Total Baths: 4 DOM: 1  
 Sqft: 2200/A Year Built: 1938/ASR Refreshments:  
 Occupant: /Owner Drawing:  
 Lock Box: None/None, Supra Occupant Phone:  
 Listing Office: The Agency  
 LO State License: [01904054](#)  
 Listing Agent: Ann Metzger Showing Agent: Ann Metzger  
 LA State License: [01456027](#)  
 Open House Type: Broker  
 Tour Date: 03/04/2026 Tour Time: 10:00AM-1:00PM  
 Attend: Agent Directions: PCH (South), Left Ruby (East), corner of Ruby & Catalina.
- 12 [LG26044180](#) **599 ALTA VISTA WAY, LAGUNA BEACH 92651** \$2,799,000  
 Open House ID: 457587831 City/Area: LB/LV SLC: STD  
 PType/Sub Type: Resi/SFR/D Garage: 2/Attached  
 Bdr: 3 Total Baths: 3 DOM: 2  
 Sqft: 2100/T Year Built: 1962/ASR Refreshments:  
 Occupant: /Owner Drawing:  
 Lock Box: See remarks/Supra Occupant Phone:  
 Listing Office: Engel & Voelkers  
 LO State License: [02068855](#)  
 Listing Agent: Amanda Horton Showing Agent: Amanda Horton  
 LA State License: [01357096](#)  
 Open House Type: Broker  
 Tour Date: 03/04/2026 Tour Time: 10:00AM-1:00PM  
 Attend: Agent Directions: From PCH take Nyes, Left Upland, Right Alta Vista to 599
- 13 [LG25141078](#) **21659 OCEAN VISTA DR #20, LAGUNA BEACH 92651** \$2,350,000↓  
 Open House ID: 457617755 City/Area: LB/SL SLC: STD  
 PType/Sub Type: Resi/CONDO/A Garage: 1/Detached  
 Bdr: 2 Total Baths: 3 DOM: 238  
 Sqft: 1689/A Year Built: 1975/ASR Refreshments:  
 Occupant: /Owner Drawing:  
 Lock Box: none/None Occupant Phone:  
 Listing Office: Compass  
 LO State License: [01991628](#)  
 Listing Agent: Brendalyn Michael Showing Agent: Brendalyn Michael  
 LA State License: [01995548](#)  
 Open House Type: Broker  
 Tour Date: 03/04/2026 Tour Time: 10:00AM-1:00PM  
 Attend: Agent Directions: PCH inland on Wesley, left on Marilyn, right on Ocean Vista. Park in Reserved Parking.
- 14 [LG26044724](#) **31511 WEST ST, LAGUNA BEACH 92651** \$5,295,000  
 Open House ID: 457622719 City/Area: LB/SL SLC: STD  
 PType/Sub Type: Resi/SFR/D Garage: 3/Detached  
 Bdr: 3 Total Baths: 3 DOM: 2  
 Sqft: 2478/A Year Built: 1969/ASR Refreshments:  
 Occupant: /Owner Drawing:  
 Lock Box: /None Occupant Phone:  
 Listing Office: Compass  
 LO State License: [01991628](#)  
 Listing Agent: Michael Johnson Showing Agent: Michael Johnson  
 LA State License: [01429647](#)  
 Open House Type: Broker  
 Tour Date: 03/04/2026 Tour Time: 10:00AM-1:00PM  
 Attend: Agent Directions: PCH to West Street. Home is on left.

# DANA POINT

1 [OC25221915](#) **34866 DOHENY PLACE , DANA POINT 92624** **\$3,300,000↓**

Open House ID:	<b>457656014</b>	City/Area:	<b>DP/CB</b>	SLC:	<b>STD</b>
PType/Sub Type	<b>Resi/SFR/D</b>			Garage:	<b>2/Attached</b>
Bdr:	<b>3</b>	Total Baths:	<b>3</b>	DOM:	<b><a href="#">15</a></b>
Sqft:	<b>2558/A</b>	Year Built:	<b>1975/ASR</b>	Refreshments:	
Occupant:	<b>/Vacant</b>			Drawing:	
Lock Box:	<b>On rail to left of door/None, SentiLock</b>			Occupant Phone:	
Listing Office:	<b>Coldwell Banker Realty</b>				
LO State License:	<b><a href="#">00616212</a></b>			Showing Agent:	<b>Shari Miscione</b>
Listing Agent:	<b>Shari Miscione</b>				
LA State License:	<b><a href="#">01486252</a></b>				
Open House Type:	<b>Broker</b>			Tour Time:	<b>9:30AM-1:00PM</b>
Tour Date:	<b>03/04/2026</b>				
Attend:	<b>Agent</b>	Directions:	<b>5 freeway to Camino De Estrella south, Camino Capistrano north, left turn on Doheny place</b>		



## Laguna Beach Real Estate Signs Rules



### Do's



Portable Signs  
\*only on subject property



Open House Directional Signs  
\*No name allowed

### Dont's



Flyer Box



Flags and Balloons

Open House Signage - One sign at each intersection. Size 2ft. Format - Green, Red or Blue.

Real Estate Signs - One per frontage. Size 3 ft. 4 ft metal stakes only. No 4x4 inch post. For complete sign regulations visit [www.lagunabeachcity.net](http://www.lagunabeachcity.net)