

Featured Listing
Shady Canyon Trophy Estate



NEW TO MARKET

31 Blue Heron

SHADY CANYON | OFFERED FOR \$17,500,000



6 BEDS + 9 BATHS + ~10,680 SQFT + OFFICE + SPEAKEASY + SALON +
GYM + RESORT STYLE BACKYARD + 8 CAR GARAGE + FRONT ROW
VIEWS + DESIGNER FINISHES + MOVE IN READY



Call Paul Daftarian at 714.865.5969 for a private showing or more information.

LUXE REAL ESTATE DRE 01993277 | PAUL DAFTARIAN DRE 01317949 | LISTING PRICE PER CRMLS AS OF 03.05.25

A Rare Opportunity to Own a Legacy Property

16601 SOUTH PACIFIC AVE - SUNSET BEACH, CALIFORNIA

4 BR | 3.5 BA | 3,816 SQFT (PER APPRAISER) | LOT SIZE: APPROX. 3,120 SQFT

GARAGE: 5 SPOTS (3 IN COURTYARD + 2 ON APRON OUTSIDE GATES)



These are some of the most coveted and captivating properties in the region—rarely available and often considered legacy homes. This exceptional 40-foot wide beachfront, corner lot offers unobstructed ocean views and an idyllic coastal lifestyle. Step inside to a spacious open floor plan with a chef's dream kitchen, luxurious living spaces, and seamless indoor-outdoor flow. The private master retreat boasts panoramic views of Catalina, Palos Verdes, and the coastline/city lights. A gated courtyard provides parking for 3+.

Start living your dream of beachfront life today. **Call me for pricing.**

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FirstTeam®

REAL ESTATE

5429 & 5431 E The Toledo, Long Beach

\$2,450,000 •

Nestled across from the serene Alamitos Bay on exclusive Naples Island, this exquisite, "LIKE NEW" duplex has been completely remodeled with no expense spared and meticulous attention to detail. A true architectural masterpiece, this property seamlessly blends modern design with opulent comfort, offering a lifestyle of unparalleled luxury. Spanning over 3,000 square feet, this unique and versatile home can function as a palatial coastal estate, ideal for multi-generational living, or as TWO SEPARATE RESIDENCES—1-bedroom and 1 1/2 baths conveniently located on the lower level, offering over 1,400 sq. ft. of space. The upper level includes 3 bedrooms and 2 bathrooms, encompassing over 1,600 sq. ft. for comfortable living. As you approach the lower-level entry, you're greeted by a stunning water feature and tropical landscaping that lead to a grand solid wood door with ebony inlays. Inside, the regal foyer sets the tone, featuring a remarkable glass elevator that connects all levels. The lower level boasts a spacious great room, a family room with a cozy fireplace, a half bath, and a private, expansive patio. The gourmet kitchen is a chef's dream, complete with a center island with down draft, leather-finish quartzite countertops, Euro-style soft-close cabinetry, Wolf stainless steel appliances, and massive Fleetwood glass pocket doors that seamlessly open to a wrap-around balcony. This blend of indoor-outdoor living is complemented by frosted glass railings and an invisible pet fence. The luxurious primary suite on this level features a custom dressing room, a spa-style bathroom with a granite soaking tub, a glass mosaic walk-in shower, and a marble vanity with dual sinks. Upstairs, the second unit offers three bedrooms (1 plumbed for additional bathroom) two bathrooms, and a bright living and dining space with cathedral ceilings, skylights, and an additional chef-inspired kitchen. The oversized upstairs primary suite opens to a private balcony and features a walk-in closet and a beautifully remodeled bathroom. A rooftop deck crowns this home, offering stunning views of Alamitos Bay. Additional features in both residences include smart home technology, dual-pane windows, automatic window shades, built-in speakers, and more. This home is a rare opportunity to own a one-of-a-kind property in one of Southern California's most coveted locations.



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