



JOHN STANALAND GROUP

at Douglas Elliman Real Estate

Coastal Gems

BY WAY OF THE JOHN STANALAND GROUP



272 CANYON ACRES DRIVE, LAGUNA BEACH

\$14,995,000 | 4 BEDROOMS, 5 BATHROOMS, 1 POWDER ROOM

APPROX. 5,164 SF OF LIVING AREA | APPROX. 260,619 SF LOT

A haven of tranquility unfolds across an extraordinary estate nestled within nearly six pristine, private acres in Laguna Beach's striking hills.



74 EMERALD BAY, LAGUNA BEACH

\$19,995,000 | 2 BEDROOMS, 2 BATHROOMS

APPROX. 1,874 SF OF LIVING AREA | APPROX. 6,750 SF LOT

An opportunity to acquire a perfectly positioned, front-row residence mere yards from the edge of the Pacific Ocean.



11 SEABREEZE TERRACE, DANA POINT

\$15,995,000 | 4 BEDROOMS, 5 BATHROOMS, 2 POWDER ROOMS

APPROX. 6,700 SF OF LIVING AREA | APPROX. 11,861 SF LOT

Ocean breezes can be felt in nearly every corner of this airy, newly constructed property in The Strand, creating the ideal atmosphere for relaxation.

JOHNSTANALAND.COM

ELLIMAN.COM

John Stanaland

BROKER ASSOCIATE | DRE# 01223768
MOBILE: 949.689.9047
JOHN@JOHNSTANALAND.COM

JOHNSTANALAND.COM
ELLIMAN.COM



7 PACIFIC WAVE CIRCLE, DANA POINT
\$15,495,000 | New construction in The Strand
6 BEDROOMS, 6 BATHROOMS, 2 POWDER ROOMS



1051 GAVIOTA DRIVE, LAGUNA BEACH
\$7,995,000 | Triplex with private beach access
4 BEDROOMS, 3 BATHROOMS, 1 POWDER ROOM



32621 BALEARIC ROAD, DANA POINT
\$6,995,000 | Midcentury lines and vast vistas
4 BEDROOMS, 3 BATHROOMS, 2 POWDER ROOMS



51 MONARCH BEACH RESORT SOUTH, DANA POINT
\$6,799,000 | RH Interiors and guard gated community
3 BEDROOMS, 3 BATHROOMS, 1 POWDER ROOM



101 VIA ALMODOVAR, SAN CLEMENTE
\$5,695,000 | Ocean views in Sea Summit
5 BEDROOMS, 5 BATHROOMS, 1 POWDER ROOM



410 BROADWAY STREET, LAGUNA BEACH
\$5,495,000 | Exceptional commercial opportunity
APPROX. 5,300 SF BUILDING



44 NEW HAVEN, LAGUNA NIGUEL
\$4,995,000 | 180-degree sit down ocean views
4 BEDROOMS, 4 BATHROOMS



1223 SKYLINE DRIVE, LAGUNA BEACH
\$3,495,000 | Corner lot with DRB-approved plans
3 BEDROOMS, 2 BATHROOMS



134 HIGH DRIVE, LAGUNA BEACH
\$2,995,000 | Fully approved plans in North Laguna
3 BEDROOMS, 2 BATHROOMS



LUXURY DEFINED:

The Powerhouse Duo Elevating Orange County Real Estate



In the world of high-end Orange County real estate, few names resonate with as much respect and recognition as Sandi Clark and Debbie Miller. As top-producing agents at the Irvine office of FirstTeam® Real Estate, this dynamic duo has consistently shattered expectations, delivering exceptional results for discerning buyers and sellers across Southern California's luxury market.

With decades of combined experience, Sandi and Debbie have developed a reputation for discretion, strategic savvy, and a relentless focus on client satisfaction. Their approach blends deep local knowledge with a sophisticated understanding of global luxury trends—an edge that's only amplified by their affiliation with Luxury Portfolio International®.

As exclusive members of LPI, FirstTeam® agents like Sandi and Debbie are uniquely positioned to market premier properties on a global stage. Through this prestigious partnership, their listings gain access to an elite, high-net-worth audience across influential platforms such as The Wall Street Journal, Architectural Digest, Financial Times, and Mansion Global. Properties are automatically syndicated to global portals like LuxuryRealEstate.com, JamesEdition.com, WeChat, and Country Life, ensuring visibility to buyers from Irvine to Beijing.

"It's one thing to list a luxury home—it's another to tell the story in a way that resonates worldwide," says Sandi. *"Luxury Portfolio helps us do just that. We're not just selling homes. We're curating an experience for buyers who expect the very best."*

Debbie adds, *"The tools we have through FirstTeam® and LPI are second to none. From professional video and digital ad placements to exclusive print opportunities, we can craft a truly customized marketing strategy for every property. That level of service is what keeps our clients coming back—and referring their friends."*

Backed by the leadership of the Irvine office and the unmatched resources of FirstTeam® Real Estate—Orange County's #1 Independent Brokerage—Sandi and Debbie have closed millions in luxury transactions, earning accolades not just for sales volume but for the lifelong relationships they build along the way.

"Sandi and Debbie consistently deliver outstanding results for their clients," says Brad Coleman, FirstTeam's Irvine Branch Manager. ***"They are truly industry leaders—respected not only for their expertise, but also for their collaborative FirstTeam® environment. It is a privilege to support them as they continue to exceed expectations and help their clients achieve their real estate goals."***

Whether it's a coastal retreat overlooking the Orange County shoreline or a custom masterpiece with views of the Saddleback mountains, Sandi Clark and Debbie Miller bring global reach and personal touch to every experience.

Because luxury isn't just a price point—it's a mindset.



2 Thomas Rd, Ladera Ranch

2ThomasRd.com

5 BEDROOMS | 8.5 BATHROOMS | 7,476 SF | \$7,299,000

Discover Luxury California Lifestyle at 2 Thomas Rd! This breathtaking custom home offers approx. 7,476 sf. of luxury living on a sprawling lot with Ocean & Saddleback Mtn. views. Over \$2,000,000 in upgrades & amenities have been added. Inside you are greeted by the warmth of aged Mediterranean, wire-brushed, wood floors, set against soft, neutral tones throughout the home, perfect examples of today's Organic Modernism. The contemporary Adobe-style exterior complements the stunning Walnut woodwork inlays seen in cabinetry, baseboards, ceilings and doors. At the heart of the home is the gourmet kitchen, a chef's dream--2 oversized islands, a breakfast bar, soft-close cabinetry & weathered marble countertops, unique to the design aesthetic of today. The state-of-the-art appliances include a Sub Zero double refrigerator/freezer & a Viking 8-burner range. The double oven & microwave make both everyday meals & grand entertaining a breeze. Don't forget the cozy breakfast nook with a wood coffered ceiling, where you can enjoy your morning coffee while sunlight filters through the skylight & adjacent windows. The great room seamlessly blends style & function with walnut ceilings, a designer fireplace & panoramic sliding doors that open to reveal an entertainer's dream backyard. Take in the views while relaxing by the custom saltwater pool & spa. Host unforgettable gatherings with the outdoor kitchen, bluestone travertine decking & a hidden automated TV station. For fitness & fun, head downstairs where a full media & game room, weight room & another kitchen are waiting for you. Whether it is movie night in the home theater or a competitive game of basketball on your own half-court, this space has been designed for maximum enjoyment. The primary suite is a serene sanctuary with a custom wood-paneled fireplace, motorized sunset shades & dual walk-in closets with custom-built-ins. The spa-like primary bath features a steam shower, rain shower & dual vanities, creating the perfect relaxation retreat. Rounding out this luxurious property are flex spaces-- a dedicated office, a home management & craft room, an upstairs loft & a four-car garage with custom storage solutions. The entire home is automated with the Crestron & iAquaLink Smart Home systems offering effortless control of lights, climate, pool & security -- all from your phone or tablet. This home is the ultimate expression of California luxury, blending modern convenience with timeless elegance.



S&D Sandi & Debbie Homes

REALTORS® | Lic# 01264896, 01734292

SANDI CLARK & DEBBIE MILLER

949.400.0987 | 949.293.5139

SClark1009@gmail.com | Debbie@DebbieMillerHomes.com

SandiandDebbieHomes.com

BEARDSLEE

REAL ESTATE GROUP

82 Villa Point Dr.




82 Villa Point Drive

Newport Beach

\$1,495,000

Beau BEARDSLEE

US Army Combat Veteran 

REALTOR | Lic# 01940693

949.702.7752

Beau@BeardsleeGroup.com

BeardsleeGroup.com

Brett VANLANDINGHAM

REALTOR®

Lic# 01929568

714.501.8267

BrettVanlandingham@FirstTeam.com

BrettVanlandingham.FirstTeam.com



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HIGH · CORKETT & ASSOCIATES



20 Harbor Island

NEWPORT BEACH | \$59,000,000

6 Bed | 5 Bath | 2 Lots (Lots 20 & 21) | 100' Frontage | 3,600 Sq Ft
20Harboris.com



21 Harbor Island

NEWPORT BEACH | \$29,500,000

Lot 21 | 50' Frontage | 8,863 Sq Ft Lot



32201 Coast Hwy

LAGUNA BEACH | \$15,000,000

Rectangular 1.25-acre oceanfront property 110 feet wide from Coast Highway to the sandy beach



163 Nyes Place

LAGUNA BEACH | \$5,450,000

4 Bed | 5 Bath | 3,466 Sq Ft | 3,825 Sq Ft Lot
163Nyes.com



New Price | 57 Ocean Vista

NEWPORT BEACH | \$2,675,000

3 Bed | 3.5 Bath | 2,791 Sq Ft
57OceanVista.com



35 Linda Isle

NEWPORT BEACH | \$42,000/MONTH

4 Bed | 5 Bath | 4,983 Sq Ft
35LindaIsle.com



116 Via Trieste

NEWPORT BEACH | \$20,000/MONTH

4 Bed | 4 Bath | 4,270 Sq Ft



4519 Camden Road

CORONA DEL MAR | \$19,500/MONTH

4 Bed | 3.5 Bath | 3,397 Sq Ft

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Steve High

949.874.4724
steve@highcorkett.com
highcorkett.com
@high_corkett
DRE #00936421



Evan Corkett

949.285.1055
evan@highcorkett.com
highcorkett.com
@high_corkett
DRE #00468496