

2025 AIA NATIONAL AWARD  
New Residential Design Excellence  
[www.BluebirdCanyonDrive.com](http://www.BluebirdCanyonDrive.com)



# 1550 BLUEBIRD

CANYON DRIVE

LAGUNA BEACH, CALIFORNIA · PRE-CONSTRUCTION

## \$3,688,000

4,393 SQ FT · 4 BED · 4.5 BATH · 12,363 SQ FT LOT · FINAL PERMITS ANTICIPATED SUMMER 2026

**4,393 SF**

LIVING

**4 BED**

BEDROOMS

**4.5 BATH**

BATHROOMS

**270°**

OCEAN VIEWS

**12,363 SF**

LOT SIZE

**2026**

PERMIT READY

Presented exclusively by Brandon Brown · BayBrook Realty · DRE #01394509 · 949-232-4044

Co-listed with Fred Zaharson · Westend Properties · DRE #01097353 · 949-584-1765

**PROPERTY DETAILS**

Address	1550 Bluebird Canyon Drive
City	Laguna Beach, CA 92651
MLS	OC26028205
Status	Pre-Construction · DRB + City Council Approved
Design Award	2025 AIA National New Residential Design
Architect	Horst Architects, Inc.
Construction Type	V-B / 2022 CBC
Bedrooms	4
Bathrooms	4.5
Office	Private Home Office
Optional ADU	Plans Included (sep. approval required)

**SQUARE FOOTAGE**

Total Living Area	4,393.24 sq ft
Elevated Deck	437.83 sq ft
Garage	525.22 sq ft
Mechanical	210.92 sq ft

**SITE + LAND**

Lot Size	12,363 sq ft (0.28 acres)
Frontage	102.55 ft on Bluebird Canyon Dr
APN	644-321-31
Lot Split	SB9 Approved
Lot Coverage	25.88% (max 35% allowed)
Landscaped Open Space	4,326.1 sq ft (34.98%)
Views	Ocean · Catalina Island · City Lights
HOA	None
Zoning	R-1 Single Family

**WATER FEATURES**

Reflecting Pond	2,385 gallons · 18" depth max
In-Ground Jacuzzi	2,104 gallons

**SYSTEMS (SUBJECT TO BUYER SPECIFICATIONS)**

Solar	SunPower E-18/225 + battery backup
HVAC	Heat pump (37.5 dB condensers)
EV / Smart Home / Fire Safety	Planned · subject to buyer specs

**SCHOOLS (GREAT SCHOOLS RATINGS)**

Top of the World Elementary	9/10 · 0.7 mi
Thurston Middle School	8/10 · 0.8 mi
Laguna Beach High School	10/10 · 0.8 mi

**PROJECT TEAM**

Architecture	Horst Architects · 949.494.9569
Landscape	M.D. Wilkes Design · 949.637.1050
Civil Engineering	Toal Engineering · 949.492.8586
AM&M	Dudek · 626.204.9800



WEST FACADE — GOLDEN HOUR



EVENING — INTERIOR ILLUMINATION



OCEAN SIDE — 170° PANORAMA

1550 BLUEBIRD CANYON DRIVE · ADDITIONAL RENDERINGS + SITE + FLOOR PLANS

THE SITE — 1550 BLUEBIRD CANYON DRIVE

CANYON SIDE — HILLSIDE SETTING



ENTRY COURT — CANYON BACKDROP



REFLECTING POND + COURTYARD

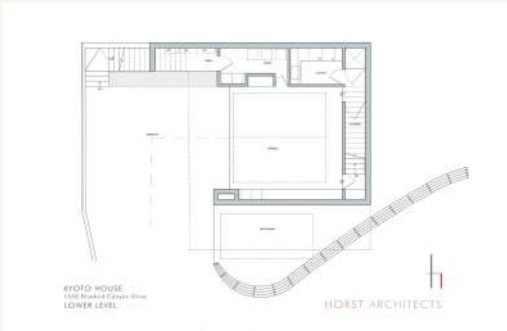


ACTUAL VIEW FROM SITE — PACIFIC OCEAN · CATALINA ISLAND · LAGUNA CANYON



PARCEL OVERLAY — 12,363 SQ FT · LOT A

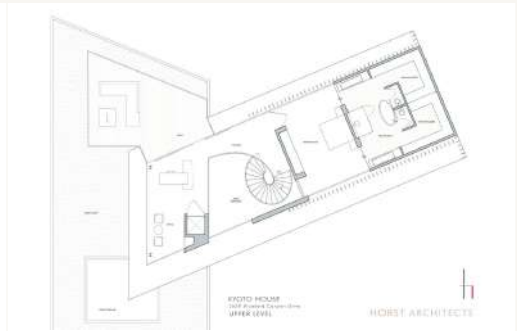
FLOOR PLANS — HORST ARCHITECTS (APPROVED)



LOWER LEVEL · 183.77 SF HABITABLE + 525.22 SF GARAGE



MID LEVEL · 3,017.63 SF HABITABLE



UPPER LEVEL · 1,191.84 SF + 437.83 SF DECK



**Brandon Brown**

BayBrook Realty · DRE #01394509 · 949-232-4044 · Brandon@BayBrookRe.com  
 Co-listed: Fred Zaharson · Westend Properties · DRE #01097353 · 949-584-1765

Architecture by Horst Architects. Renderings are artistic representations of the proposed design. All details subject to final plans and buyer specifications. Final building permits anticipated Summer 2026; construction timing subject to permit issuance. Pre-construction offering. Information deemed reliable but not guaranteed. Co-listed with Fred Zaharson, DRE #01097353, Westend Properties.