

SEAL BEACH
404 OCEAN AVENUE

Just 46 oceanfront properties frame the famed “Gold Coast” of Seal Beach—one of Southern California’s last seaside enclaves retaining the charm and enchantment of a bygone era. Rarely offered and regarded as legacy property, these distinctive residences present a unique combination of panoramic coastal views, exceptional lot size, waterfront elevation, and private gates opening directly onto the sand. More distinguishing still, this is one of only four premier parcels offering approximately 11,760 square feet—nearly double the average neighboring oceanfront lot. The substantial residence encompasses an extraordinary array of spaces designed for living, entertaining, and relaxation.

The outdoor surround extends the living experience with a private walled oceanfront garden, service or storage cabana, two generous structure-width terraces overlooking the Pacific, a rooftop viewing deck, and private gates providing immediate beach access. With its idyllic coastal setting, scale, and proximity to amenities in Orange and Los Angeles Counties, this is an incredible opportunity to own enjoy the unique lifestyle benefits of the sought-after location, or explore redevelopment.

Offered at \$10,995,000

Rare scale
and waterfront
setting, along
one of
Southern
California’s
widest
stretch of
sandy beach.

SEAN STANFIELD

949.244.9057

SEAN@STANFIELDREALESTATE.COM

STANFIELDREALESTATE.COM

DRE 01024996

STANFIELD

REAL ESTATE GROUP

404
OCEAN



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



14 Clearview | *In Escrow*

NEWPORT COAST | \$8,750,000

5 Bed | 6 Bath | 4,598 Sq Ft | 11,200 Sq Ft Lot | 14Clearview.com



5 Cape Woodbury

NEWPORT BEACH | \$5,750,000

4 Bed | 5 Bath | 4,026 Sq Ft | 5CapeWoodbury.com

Pacific | Sotheby's
INTERNATIONAL REALTY

Steve High
949.874.4724
steve@highcorkett.com
highcorkett.com
[@high_corkett](https://www.instagram.com/high_corkett)
DRE 00936421



Evan Corkett
949.285.1055
evan@highcorkett.com
highcorkett.com
[@high_corkett](https://www.instagram.com/high_corkett)
DRE 00468496





Newly Constructed with Exceptional Design



53 MONTECITO

CORONA DEL MAR | OFFERED FOR \$18,995,000



6 BEDROOM | 8 BATHROOM | 7,584 SQFT
PANORAMIC OCEAN, CATALINA ISLAND & NEWPORT HARBOR VIEWS
SEAMLESS INDOOR-OUTDOOR LIVING
DUAL PRIMARY SUITES & OVERSIZED GUEST ACCOMMODATIONS
RESORT-STYLE BACKYARD | PRIVATE THEATER | FITNESS STUDIO
SPA-INSPIRED PRIMARY BATH | ELEVATOR | JOSH.AI AUTOMATION
PREMIUM CORNER HOMESITE



Call Paul Daftarian at 714.865.5969 for private showings and exclusive off market properties.

LUXE REAL ESTATE DRE 01993277 | PAUL DAFTARIAN DRE 01317949 | OBEID HABIBI DRE 01976307 | LISTING PRICE PER CRMLS AS OF 09.15.26

Lily Campbell

REAL ESTATE TEAM

714.717.5095 | www.LilyCampbell.com

#1 IN ORANGE COUNTY¹ & FOUNTAIN VALLEY²



6841 Bonnie Drive, Huntington Beach
3 BD, 3 BA, 1,658 SQ FT | \$1,488,000



9690 Dove Circle, Fountain Valley
4 BD, 2 BA, 1,675 SQ FT, 7,200 LOT | \$1,429,000



9735 Hibiscus Avenue, Fountain Valley
3 BD, 2 BA, 1,584 SQ FT, 7,800 LOT | \$1,379,000



9832 Skylar Avenue, Fountain Valley
5 BD, 4.5 BA, 3,311 SQ FT | \$2,389,000



9042 Lemongrass Court, Fountain Valley
4 BD, 4 BA, 3,505 SQ FT | \$2,179,000



9162 Brabham Drive, Huntington Beach
5 BD, 4.5 BA, 2,810 SQ FT | \$1,929,000



15751 Cromwell Circle, Westminster
4 BD, 2.5 BA, 3,000 SQ FT + 568 SQ FT SUNROOM | \$1,649,000



17248 Reimer Street, Fountain Valley
5 BD, 3 BA, 2,158 SQ FT, 7,218 LOT | \$1,749,000



230 Abacus, Irvine
3 BD, 3.5 BA, 1,666 SQ FT | \$1,359,000

#1 UNITS SOLD
in OC 2020-2025*

#1 IN FOUNTAIN VALLEY
For 25 Years

#1 AGENT
in FirstTeam®



LILY AND LILY’S TEAM ALSO SPEAK 中文, TIẾNG VIỆT AND ESPAÑOL. WE ALSO SERVICE INCOME UNITS.

*Based on resale homes. ¹This representation is based on reports from TRENDGRAPHIX Top Producer Report, for All Orange County, All Property Types, and based on Total Sales in Units, for the period of 01/01/20 - 12/31/25. ²These representations are based on information from California Regional Multiple Listing Service/Association of REALTORS®, for the period 12/31/20 - 12/31/25. © First Team® Real Estate. All rights reserved. Lic# 01229782 OC-0009510587-01

BEARDSLEE

REAL ESTATE GROUP



1369 N COAST HWY | LAGUNA BEACH | \$20,995,000

ELEVATED DIFFERENCE | EXCEPTIONAL RESULTS

BEAU **BEARDSLEE**

US ARMY Combat Veteran 

REALTOR | Lic# 01940693

949.702.7752

Beau@BeardsleeGroup.com

BeardsleeGroup.com



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