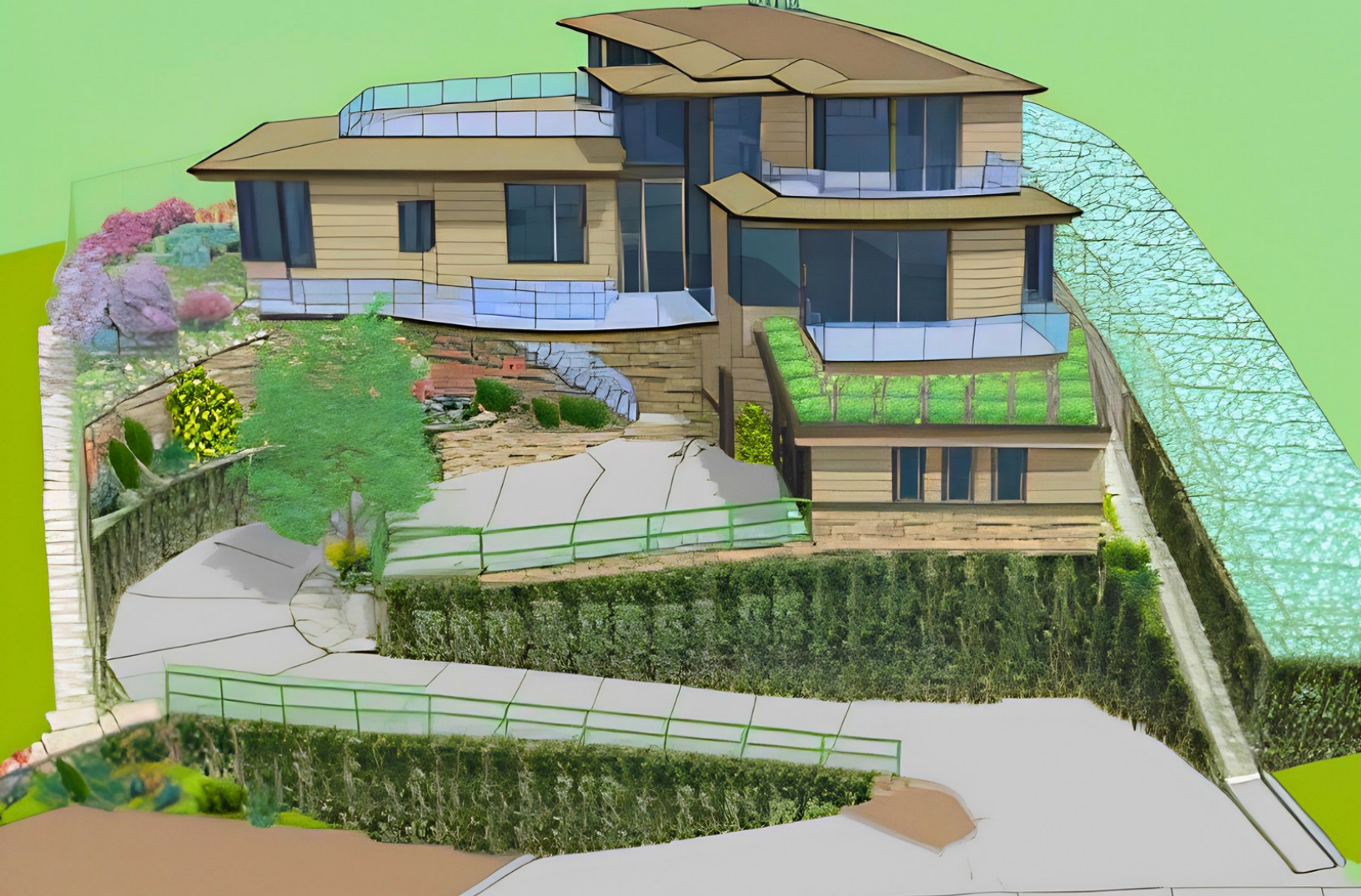




PRE-CONSTRUCTION · LAGUNA BEACH, CALIFORNIA

The Tokyo House

1560 Bluebird Canyon Drive

3,442

SF LIVING*

4

BEDROOMS

4.5

BATHROOMS

8,582

SF LOT

Approved

PERMITS READY TO ISSUE

\$2,345,000

By-Right · SB9 Exempt from Design Review

Designed by David M. Parker, AIA

Two homes in one,

by thoughtful design

As approved, the Tokyo House offers a two-bedroom, two-bath main residence on the first level, plus a near thousand-square-foot two-bedroom, two-bath ADU above. The ADU has been designed to allow french doors to connect the two levels, so the home can live as a single four-bedroom, four-and-a-half-bath residence, or stay separate for rental income, multi-generational living, a home office, or a guest retreat.

MAIN RESIDENCE
2,442 sf · 2 bed / 2 bath

ADU
999 sf · 2 bed / 2 bath

COMBINED LIVING*
±3,442 sf

GARAGE
2-Car · 535 sf

DECKS & TERRACES
779 sf

LOT / ZONING
8,582 sf · R-1

FRONTAGE
~117.92 ft

FEATURES
Elevator · Spa · Green Roof

PARCEL
Parcel 2 / Lot B

As One Residence

Add the french doors the ADU was designed to allow, and the two levels connect into a single four-bedroom, four-and-a-half-bath family home, with room to spread across both floors.

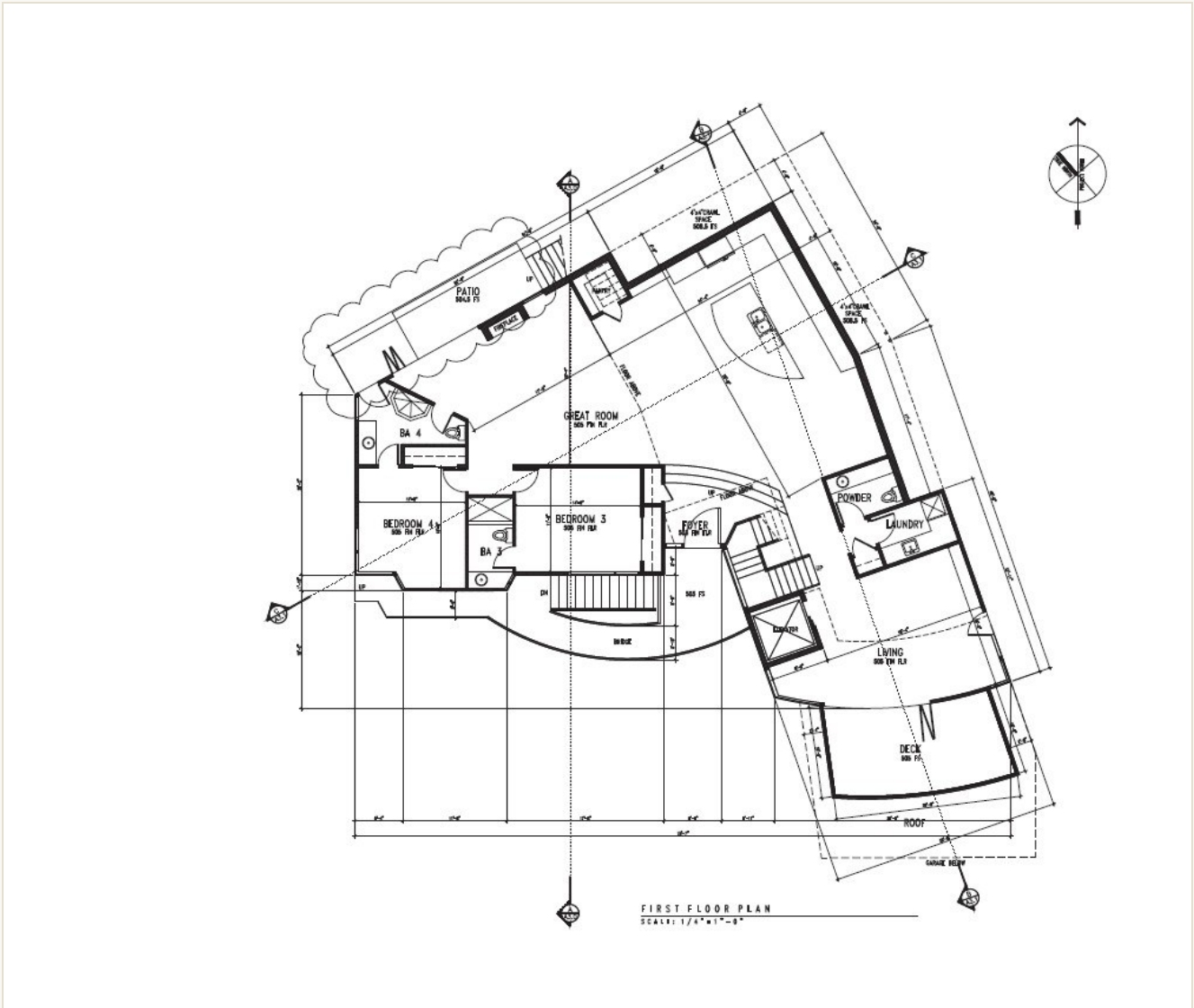
As Two

Keep them separate: a two-bed, two-bath main residence with its own two-bed, two-bath ADU. Ideal for rental income, multi-generational living, a home office, or a guest retreat.

*Combined living reflects the main residence plus ADU per the approved project-data set; figures approximate. Both configurations come from the same complete plan set; any change of use follows the city's standard process.

First Floor

Great Room · Living · Two Bedrooms · Two Baths · Powder · Patio · Deck

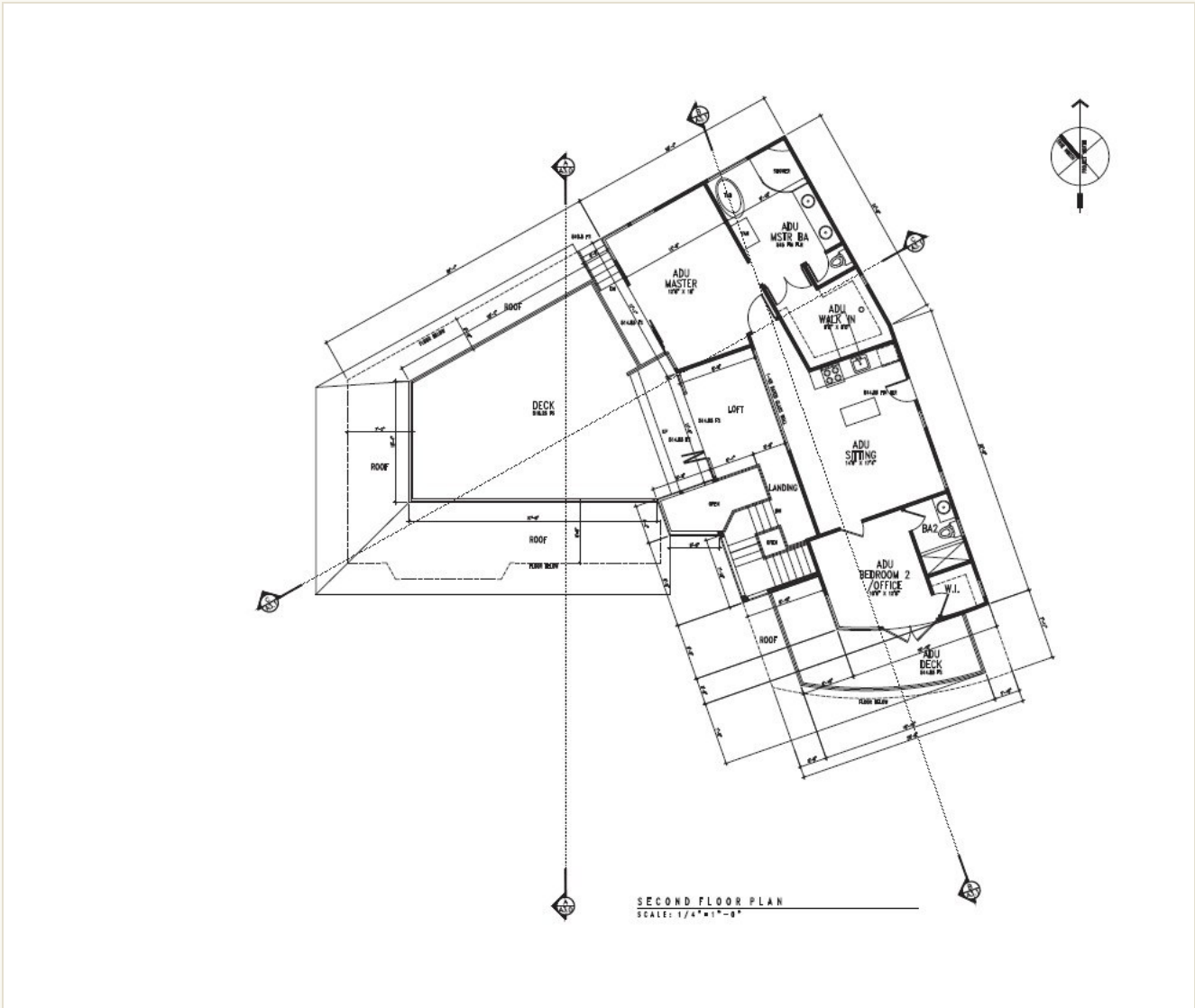


2,296.05 SF · LIVING LEVEL

Architectural plans by David M. Parker, AIA. Areas approximate.

Second Floor & ADU

ADU Master · Sitting Room · Bedroom 2 / Office · Two Baths · Loft · Private Deck

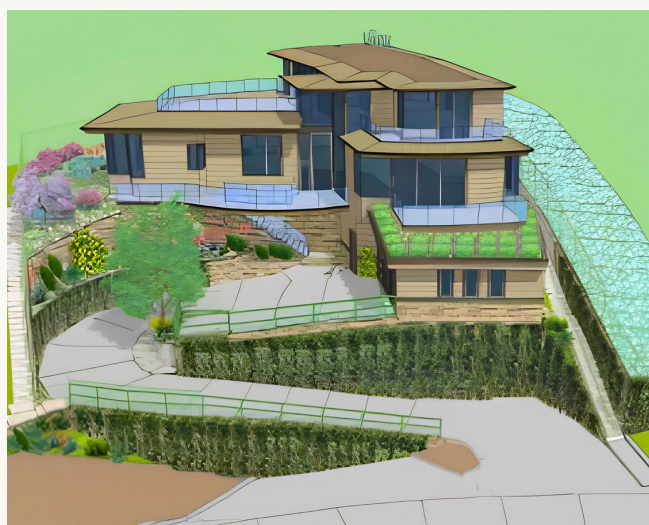


999.87 SF ADU · 146.77 SF MAIN

Architectural plans by David M. Parker, AIA. Areas approximate.

Design by David M. Parker, AIA

Warm, horizontal, settled into the ridgeline. Renderings are artistic representations of the proposed design.



Curved painted-metal roofs, wood-clad volumes, frameless glass, and planted green-roof terraces.

A quiet ridgeline, *between canyon and coast*

Perched on a Bluebird Canyon ridge, the 8,582 square-foot lot sits up off the road with the canyon wrapping the sides and the ocean opening to the front. All decks are positioned for the ocean, and each interior room is oriented for either an ocean or a canyon view. Private, low-traffic, no HOA.



The two lots, side by side. 1560 (Parcel 2) is 8,582 sf; 1550 (Parcel 1) is 12,364 sf. SB9 parcel split.

Cleared and *shovel ready*

The 1560 site has been cleared and its rough grading is complete, sufficient to roll on with steel to install caissons and retaining walls. Permit issuance has been cleared and approved. Truly shovel-ready. A look at where things stand today.



The excavated, benched building pad at 1560, and a straight-down aerial of the graded lot.

Two homes, *one ridgeline*

Next door, at 1550 Bluebird Canyon Drive, sits the Kyoto House by Horst Architects, drawn in conjunction with the Tokyo House for these neighboring lots. Two distinct architectural visions, meant to complement one another on a shared Bluebird Canyon ridgeline. Recipient of a 2025 AIA National New Residential Design Award.

1550 BLUEBIRD CANYON DRIVE · THE KYOTO HOUSE

OFFERED AT \$3,688,000	LOT SIZE 12,363 sf	LIVING 4,393 sf
BEDROOMS 4 bed / 4.5 bath	ARCHITECT Horst Architects	SITE Cleared, shovel ready

THE BENEFITS OF BUYING BOTH

Build Together

Coordinate construction across both lots and share the efficiencies of a single combined effort, potentially reducing both timeline and cost.

Two Distinct Visions

The Tokyo House settles horizontal and warm into the slope; the Kyoto House rises vertical and disciplined. Two architects, drawn in conjunction, meant to sit well together.

Family, Side by Side

Two neighboring homes for one family across generations. Close, but each fully independent.

Learn more → www.1550bluebirdcanyondrive.com

Built by *the best*

ARCHITECTURE

David M. Parker, AIA
D.M. Parker Architect · Laguna Beach

LANDSCAPE

M.D. Wilkes Design
690 Thalia St, Laguna Beach · 949.637.1050

CIVIL ENGINEERING

Toal Engineering / Adam Toal
139 Avenida Navarro, San Clemente · 949.492.8586

FIRE / AM&M COMPLIANCE

Dudek
38 N. Marengo Ave, Pasadena · 626.204.9800

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Architecture by David M. Parker, AIA. Renderings are artistic representations of the proposed design. All details subject to final plans and buyer specifications. Development is by-right under SB9 and exempt from discretionary Design Review; no Design Review Board approval is required. The 1560 site has been cleared and its rough grading is complete; grading has not begun on the adjacent 1550 parcel. Building permits are approved and available for issuance. Construction timing subject to permit issuance. Pre-construction offering. Information deemed reliable but not guaranteed. Buyers are encouraged to conduct their own independent investigations regarding zoning, permits, SB9 requirements, utilities, and all aspects of development. Co-listed with Fred Zaharson, DRE #01097353, Westend Properties. © 2026 BayBrook Realty.