

\$3,599,000 - 32472 Adriatic Drive, Dana Point

MLS® #OC22232219

\$3,599,000

3 Bedroom, 3.00 Bathroom, 2,938 sqft
Residential on 0 Acres

Monarch Bay Terrace (MBT), Dana Point,

Quiet, private and ocean views! Wake up in the morning and relax at sunset with sit down ocean and Catalina Island views from the private terrace and front rooms of this hideaway! A lovely flagstone walkway leads up to the impressive ocean view terrace and lawn bordered by colorful flower gardens, a perfect venue for relaxing, entertaining and enjoying dramatic Catalina sunsets. Stepping through the front door, one is greeted by a unique custom designed natural stone waterfall design which is flooded with natural light. The adjoining ocean view living room boasts a fireplace with stone surround and an abundance of windows which capture the view. The open concept floor plan leads directly to the dining room with nice natural light and the family room which looks out over the putting green in the back yard. Saltillo tile floor and new carpet lend to a fresh, bright bright ambiance. The cheery kitchen has great storage, a central island, European style cabinets and granite counter tops. A separate laundry room is located conveniently off the kitchen and leads to the backyard. The two large guest rooms are nicely separated and are served by two additional bathrooms. A massive and impressive primary bedroom suite has a very large bedroom area, a roomy sitting room with fireplace and TV niche, walk in closet and a large bathroom area with separate tub and shower. The suite looks out over the truly charming backyard with a spacious flagstone patio, well designed putting



green, garden lighting, a picnic table nestled in the trees and a wonderful private, woodsy atmosphere. This huge property includes a two car garage, a very long driveway with extra parking and a large wooded slope behind the current flat area. Come, enjoy and add your own inspirations to make your dreams come true with this wonderful ocean view home in beautiful Dana Point near beaches, harbor, golfing, wonderful restaurants, and luxury resort hotels.

Built in 1964

Additional Information

| | |
|-----------------|---------------------------|
| City | Dana Point |
| County | Orange |
| Zip | 92629 |
| MLS® # | OC22232219 |
| Bedrooms | 3 |
| Bathrooms | 3 |
| Square Ft | 2,938 |
| Lot Size | 0.35 |
| Neighborhood | Monarch Bay Terrace (MBT) |
| Levels | One |
| Garages | 2 |
| School District | Capistrano Unified |
| HOA Dues | \$420 |
| HOA Dues Freq. | Annually |

Listing Details

| | |
|---------------|------------------------|
| Listing Agent | Sue Stanton |
| Provided By: | Coldwell Banker Realty |

Based on information from California Regional Multiple Listing Service, Inc. as of April 28th, 2024 at 5:45pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.