

# **\$3,300,000 - 33436 Cockleshell Drive, Dana Point**

MLS® #OC24038853

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## **\$3,300,000**

3 Bedroom, 4.00 Bathroom, 2,307 sqft  
Residential on 0 Acres

Terrace (N.S.) (NSR), Dana Point,

Located on a quiet cul-de-sac street in guard-gated Niguel Shoresâ€™™ enclave, this highly-coveted Berkus-designed home offers virtually endless possibilities for ocean-close living in Dana Point. Enjoy the open and stylish home as is, upgrade it to match your lifestyle, or create an all-new custom residence. Contemporary design is showcased inside and out at the 3 bedroom, 3.5 bath home, with home office plus den, which measures approximately 2,307 square feet and features stone flooring, upgraded windows and doors, an elegant circular staircase, crown molding and a two-car garage. The large family room hosts a stone fireplace and multiple sets of French doors that open to the backyard, and the kitchen is ideal for mealtime, snack time and entertaining. 7,800 square foot lot, the generous homesite offers exceptional privacy, mature landscaping, a gated entry and large backyard for entertainment on a grand scale, including mature fruit trees, a vegetable garden and a surf shower on the side yard. Minutes from Dana Hills High School, The Ritz-Carlton and the Waldorf Astoria Monarch Beach, Niguel Shores presents a resort-inspired setting complete with private beach access, a fully appointed clubhouse, pool, spa, tennis and pickleball courts, and a wide



array of clubs and social activities. Laguna Beach is just up Pacific Coast Highway, and the restaurants, galleries, shops and coffee houses of Dana Point's Lantern District and harbor are moments from home.

Built in 1972

**Additional Information**

City	Dana Point
County	Orange
Zip	92629
MLS® #	OC24038853
Bedrooms	3
Bathrooms	4
Square Ft	2,307
Lot Size	0.18
Neighborhood	Terrace (N.S.) (NSR)
Levels	Two
Garages	2
School District	Capistrano Unified
HOA Dues	\$4,480
HOA Dues Freq.	Annually

**Listing Details**

Listing Agent	Bob Gino
Provided By:	Surterre Properties Inc

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