

# **\$799,000 - 36 Corniche Drive # B, Dana Point**

MLS® #PW23074463

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## **\$799,000**

2 Bedroom, 2.00 Bathroom, 1,130 sqft  
Residential on 0 Acres

Monarch Hills Condos (MHC), Dana Point,

Overflowing with high quality upgrades, this corner unit is not only Move-in ready but a true Stand out. Talk about Turnkey condition, your ideal home search is finally over. From the exclusive and private guard gated Ritz Pointe Community, proceed to Monarch hills enclave. The units are clustered in small buildings, intimate and neatly maintained. Once inside, laminated wood lay flooring throughout the home. Plantation wood shutters frame all windows and sliding doors. Recessed lighting illuminate all living areas with dim control wall switches. Be delighted to find immaculately clean and spacious bedrooms. The Master bedroom has full sliding doors leading to a rear porch that's perfect for outdoor seating wrapped around a combination of golf course, hills, trees and city views. The living rooms is anchored by a fireplace with tile surround and custom mantle. Full sliding doors leads you out to an outdoor seating space. A separate dining area sits between the living room and the kitchen. The galley kitchen is pristine with solid granite countertops, newer cabinetry, complemented with stainless steel appliances, recessed lights overhead and high polish porcelain tiles as flooring. The outstanding unit enhancements continues to the 2 full bathrooms. Custom designed basin-sinks on granite countertops plus custom mirror and lighting. The heavy duty Euro slider glass shower doors features one fixed panel and another full tempered glass slides sideways promoting ease of function and visual



elegance. A separate utility room houses the washer, dryer and water heater, accessed right next to the Master bedroom. Generously sized walk-in closets with shelves are featured in both bedrooms. An abundance of cabinetry for storage and organization. Double pane windows and doors ensures maximum security, cooling and comfort. Crown moldings line gracefully all of the ceiling. Un-paralleled Community amenities in addition to guarded gates, swimming pool, clubhouse, fitness gym, spa and outdoor cooking and barbecue area for Residents enjoyment. Single carport space permanently assigned to the unit. The ideal location is centered around quick access to Orange County's finest addresses: The Ritz Carlton Hotel, St. Regis resort, Monarch Beach and Golf course and so much more. This is living in resort style luxury in the heart of Orange County!

Built in 1989

**Additional Information**

|                 |                            |
|-----------------|----------------------------|
| City            | Dana Point                 |
| County          | Orange                     |
| Zip             | 92629                      |
| MLS® #          | PW23074463                 |
| Bedrooms        | 2                          |
| Bathrooms       | 2                          |
| Square Ft       | 1,130                      |
| Lot Size        | 0.00                       |
| Neighborhood    | Monarch Hills Condos (MHC) |
| Levels          | One                        |
| School District | Capistrano Unified         |
| HOA Dues        | \$473                      |
| HOA Dues Freq.  | Monthly                    |

## Listing Details

Listing Agent            Filipina Opena  
Provided By:            Coldwell Banker Realty

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