

\$2,695,000 - 25996 Dana Bluff # 54, Dana Point

MLS® #230017884SD

\$2,695,000

3 Bedroom, 3.00 Bathroom, 1,723 sqft

Residential on 0 Acres

N/A, Dana Point,

eHomes is proud to present the property @ 25996 Dana Bluff E 54. The seller has owned the property since March of 1999. The Panoramic Ocean views are right in front of Doheny State Beach Campground & Capistrano Beach. Dana Point Harbor is approximately 2.8 miles from your front door. No need for AC because the unobstructed location has westerly views towards Catalina Island & year-round California Gold Coast "Sunsets". The unit has a frontage area with approximately 30 yards of luscious grass area for the family "pet" & this area is maintained by the Dana Bluffs HOA. The Master bedroom Suite has a balcony overlooking the white-water waves where surfers spend every day catching some of the most consistent surfing on the West Coast. The property was initially remodeled after the purchase in 1999 & consists of a myriad of interior materials that are 100% "Real" such as travertine floors/counter-tops & shower/bath enclosures. The kitchen has granite counter-tops with matching wet-bar area granite counters. The living room area walks out onto the patio where a retractable awning can be used to protect your family from the ever-present days sun rays. Capistrano Unified School District includes Palisades Elementary, Shorecliffs Middle School & San Juan Hills High School. The Dana Bluffs community features a heated pool, spa, tennis court and pickle ball court as well as a Club house that overlooks Louise Leydon Park.



Built in 1974

Essential Information

MLS® #	230017884SD
Price	\$2,695,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,723
Acres	0.00
Year Built	1974
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Michael Williams
Listing Office	ehomes

Community Information

Address	25996 Dana Bluff # 54
Subdivision	N/A
City	Dana Point
County	Orange
Zip Code	92624

Amenities

Amenities	Clubhouse, Sport Court, Meeting Room, Barbecue, Picnic Area, Paddle Tennis, Playground, Pool, Spa/Hot Tub, Trash, Water
Utilities	Cable Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Direct Access, Door-Single, Garage Faces Front, Garage, Garage Door Opener, On Street, Unassigned, Uncovered
# of Garages	2
Garages	Direct Access, Door-Single, Garage Faces Front, Garage, Garage Door Opener, On Street, Unassigned, Uncovered
View	Catalina, Coastline, Ocean
Has Pool	Yes
Pool	Community, Fenced, In Ground, Association

Security	Prewired, Security System, Fire Detection System, Smoke Detector(s)
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Exterior

Exterior	Asphalt, Glass, Concrete, Stucco, Wood Siding, Copper Plumbing
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Lot Description	Sprinkler System
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Roof	Asphalt, Common Roof, Flat, Rolled/Hot Mop
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Construction	Asphalt, Glass, Concrete, Stucco, Wood Siding, Copper Plumbing
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Interior

Interior	Carpet, Stone, Tile
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Interior Features	Wet Bar, Built-in Features, Balcony, Ceiling Fan(s), Granite Counters, Stone Counters, Recessed Lighting, Storage, Unfurnished, All Bedrooms Up, Entrance Foyer, Walk-In Closet(s)
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Appliances	Double Oven, Dishwasher, Gas Cooking, Gas Cooktop, Disposal, Gas Oven, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Water Heater
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Heating	Forced Air, Fireplace(s), Heat Pump, Natural Gas
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Cooling	None
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Fireplace	Yes
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Fireplaces	Decorative, Gas, Gas Starter, Living Room, Wood Burning
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# of Stories	2
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Stories	Two
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Additional Information

Date Listed	August 11th, 2023
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Days on Market	65
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Zoning	Condo
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Short Sale	N
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RE / Bank Owned	N
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