

# \$4,995,000 - 35095 Beach Road, Dana Point

MLS® #23262387

## \$4,995,000

6 Bedroom, 7.00 Bathroom, 3,695 sqft  
Residential on 0 Acres

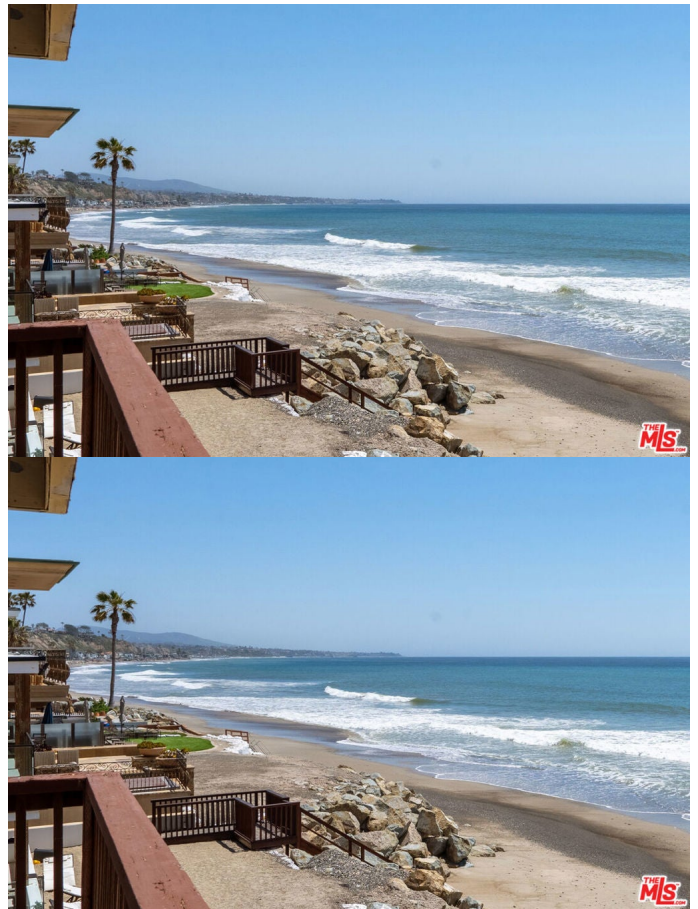
N/A, Dana Point,

All persons viewing the property must be registered in advance with the guard gate house. Gorgeous ocean views from upstairs and down in this 3,695 sq ft property currently used as a multi family residence on a 7,405 sq ft lot. 6 bedrooms total, 7 bathrooms. Two kitchens, two laundries and both units have terraces and decks overlooking unobstructed views of the ocean, Capistrano Beach and Dana Point. Located on world renowned, guard gated Beach Road, this property is on the market for the first time in 36 years. Zoned RBRD18 according to the City of Dana Point planning department. This is an allowed Multi Family Dwelling that can either remain an income producing property or be down zoned to a single family residence. The property will be delivered vacant at close of escrow. Beach Road is the only location in South Orange County where property owners own part of the sand going out to the high tide mark on the beach. Beach Road is a district not an HOA. Easy to show w/ 24 hour advance notice to the broker.

Built in 1976

## Essential Information

MLS® #	23262387
Price	\$4,995,000
Bedrooms	6
Bathrooms	7.00



Full Baths	6
Half Baths	1
Square Footage	3,695
Acres	0.17
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Ron Holliman
Listing Office	Coldwell Banker Realty

### Community Information

Address	35095 Beach Road
Area	CB - Capistrano Beach
Subdivision	N/A
City	Dana Point
County	Orange
Zip Code	92624

### Amenities

Parking Spaces	9
Parking	Attached Carport, Concrete, Door-Multi, Garage, Side By Side
# of Garages	3
Garages	Attached Carport, Concrete, Door-Multi, Garage, Side By Side
View	Coastline, Ocean
Pool	None
Security	Gated with Guard

### Exterior

Exterior	Stucco, Vertical Siding
Construction	Stucco, Vertical Siding

### Interior

Interior	Carpet, Tile
Interior Features	High Ceilings
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Disposal, Microwave, Refrigerator, Dryer, Washer
Heating	Central

Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	April 24th, 2023
Days on Market	16
Short Sale	N
RE / Bank Owned	N

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