

# \$815,000 - 34028 Selva Road # 75, Dana Point

MLS® #IG25070411

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## \$815,000

1 Bedroom, 1.00 Bathroom, 701 sqft  
Residential on 5 Acres

N/A, Dana Point,

Rare opportunity to own property in Orange County LESS THAN 1,000 STEPS TO THE BEACH for under a million dollars!! Welcome to Niguel Beach Terrace at Strand Beach in beautiful Dana Point. Right across from Strand Vista Park, this charming 1-bedroom, 1-bathroom condominium is an eight minute walk from door-to-sand at Dana Strands Beach! This private upstairs unit is nestled in the corner amongst trees and greenery with a unique patio view, not of the neighbors, but of a secluded green space framed in by floral landscaping.

When you walk inside you will be cheered by the natural light that floods in through the glass doors of the patio, accessible from both the living room and bedroom. The vaulted ceilings create an open, spacious sensation and the floor layout maximizes the utility of the 701 square feet with a good size living room, a dining area, and a roomy, remodeled kitchen. Enjoy hosting and cooking in this delightful kitchen with plenty of counter space, updated cabinetry, and stainless steel appliances. The generous sized bedroom has two separate mirrored closets. The bathtub/shower and commode are separated from the sink and marble vanity area offering extra privacy. The newer wood laminate flooring adds beauty throughout, along with the newer neutral-toned paint and recessed lighting.

Additional amenities include a separate,



enclosed laundry room on the patio, central heating, a designated parking spot, and access to community features such as a pool, spa, picnic areas, and clubhouse. The property is within short walking distance to nearby trails connecting to Salt Creek Beach and the Headlands Conservation Area.

Don't forget the value that the \$600M harbor revitalization project will soon have on the appreciation of this condo, bringing in a new marina, luxury hotels, and world-class shopping and dining less than 2 miles away!

These highly coveted Niguel Beach Terrace condominiums become available very infrequently, so seize the opportunity! It may be years before another comes on the market.

Built in 1982

### **Essential Information**

MLS® #	IG25070411
Price	\$815,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	701
Acres	4.85
Year Built	1982
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Jessica Rauhuff
Listing Office	eXp Realty of California Inc.

### **Community Information**

Address	34028 Selva Road # 75
Area	LT - Lantern Village
Subdivision	N/A
City	Dana Point

County	Orange
Zip Code	92629

### **Amenities**

Amenities	Clubhouse, Hot Water, Pool, Spa/Hot Tub, Trash, Water, Maintenance Front Yard, Maintenance Grounds, Picnic Area, Recreation Room
Utilities	Sewer Connected, Water Connected, Electricity Available
Parking Spaces	1
Parking	Assigned
Garages	Assigned
View	Park/Greenbelt, Trees/Woods
Waterfront	Across the Road from Lake/Ocean, Beach Access, Ocean Access
Has Pool	Yes
Pool	Community, Association, Above Ground, Heated
Security	Smoke Detector(s)

### **Exterior**

Exterior	Stucco, Wood Siding
Lot Description	Landscaped, Lawn, Trees
Windows	Drapes, Screens
Roof	Composition
Construction	Stucco, Wood Siding
Foundation	Slab

### **Interior**

Interior	Laminate
Interior Features	Balcony, High Ceilings, Open Floorplan, All Bedrooms Up, Ceiling Fan(s), Recessed Lighting, Storage, Tile Counters
Appliances	Dishwasher, Electric Oven, Electric Range, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	None
Fireplaces	None
# of Stories	2
Stories	Two

### **School Information**

District	Capistrano Unified
Elementary	Malcom

Middle	Marco Forester
High	Dana Hills

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	18
Short Sale	N
RE / Bank Owned	N

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