

\$2,449,000 - 24082 Gourami Bay, Dana Point

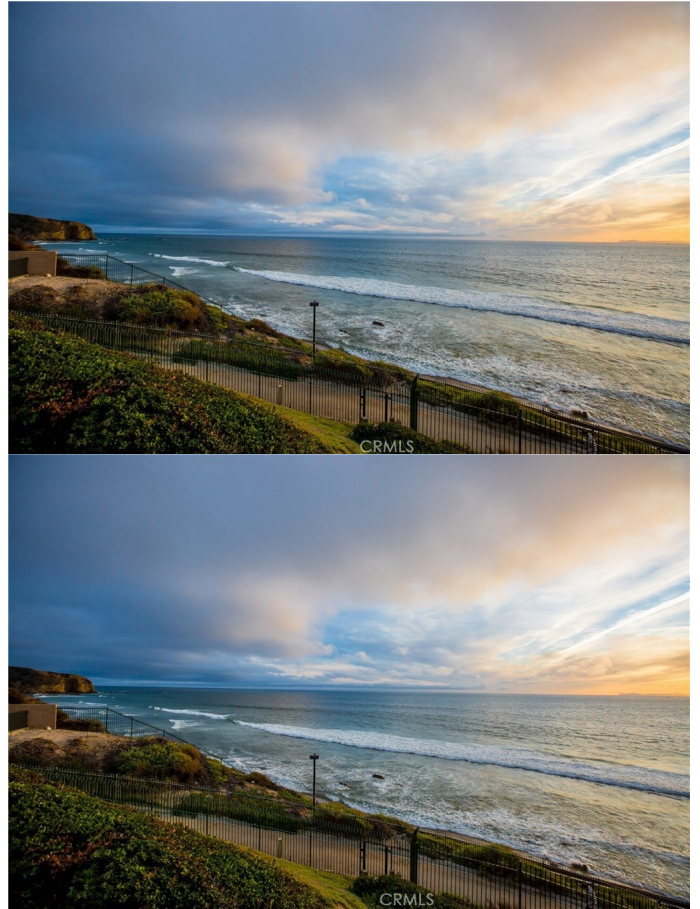
MLS® #LG23055890

\$2,449,000

3 Bedroom, 3.00 Bathroom, 1,950 sqft
Residential on 0 Acres

Townhomes-Seaterrace (N.S.) (NST), Dana Point,

Welcome home to Niguel Shores living!
Upgraded ocean view home where watching the evening sunset with Catalina Island on the horizon is a bonus. This expanded model includes 3 bedrooms (one of which couples as an office with custom built-ins and a guest bedroom) and 3 full remodeled bathrooms. Downstairs one can enjoy the ocean views from the living room, dining area, as well as the kitchen. Enjoy a warm cup of coffee in the morning while sitting on the back patio gazing at the community greenbelt below and the Pacific Ocean in the distance. The kitchen is a chef's dream with the latest in top of the line appliances and Carrara marble counters. Additionally a den sits behind the kitchen, the perfect spot to read a book. Upstairs sits the ocean view primary bedroom and bathroom which has been redesigned for: extra closet space, dual vanities, and a beautiful large shower. The secondary guest bedroom also has ocean views. Storage is ample with a large walk-in closet in the office/guest bedroom and storage underneath the stairs serving as a type of "kitchen pantry" for extra appliances, etc. Wood flooring is downstairs and Luxury Vinyl Plank flooring is throughout the upstairs. The irrigation system for the backyard has just been upgraded and the roof has recently been replaced. Once you live here, you will never want to leave because of the close proximity to the beach and community amenities. Have fun with your friends at the blufftop park and private beach



parking. Niguel Shores is located near the Ritz Carlton, Waldorf Astoria, and the Strands oceanfront community.

Built in 1976

Essential Information

MLS® #	LG23055890
Price	\$2,449,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,950
Acres	0.06
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Gilda Duhs
Listing Office	Coldwell Banker Realty

Community Information

Address	24082 Gourami Bay
Area	MB - Monarch Beach
Subdivision	Townhomes-Seaterace (N.S.) (NST)
City	Dana Point
County	Orange
Zip Code	92629

Amenities

Amenities	Clubhouse, Fire Pit, Maintenance Grounds, Other Courts, Picnic Area, Playground, Pickleball, Pool, Sauna, Spa/Hot Tub, Tennis Court(s)
Parking Spaces	4
Parking	Concrete, Direct Access, Driveway, Garage
# of Garages	2
Garages	Concrete, Direct Access, Driveway, Garage
View	Catalina, Coastline, Park/Greenbelt, Neighborhood, Ocean
Waterfront	Ocean Side Of Freeway
Has Pool	Yes

Pool	Community, Fenced, Heated, In Ground, Association
Security	Gated Community, Smoke Detector(s)

Exterior

Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped
Roof	Composition

Interior

Interior	Vinyl, Wood
Interior Features	Built-in Features, Crown Molding, Stone Counters, Recessed Lighting, All Bedrooms Up
Appliances	6 Burner Stove, Convection Oven, Dishwasher, Disposal, Gas Oven, Gas Range, Refrigerator
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
Fireplaces	Dining Room, Gas, Living Room, Multi-Sided, See Through
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
High	Dana Hills

Additional Information

Date Listed	April 4th, 2023
Days on Market	122
Short Sale	N
RE / Bank Owned	N

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