

# **\$2,595,000 - 33471 Spinnaker Drive, Dana Point**

MLS® #LG23056321

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## **\$2,595,000**

5 Bedroom, 3.00 Bathroom, 2,072 sqft  
Residential on 0 Acres

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

Enjoy an ABSOLUTELY PERFECT coastal lifestyle! Embraced by captivating ocean views, peaceful ocean breezes sits this custom, single story, corner lot home in the ocean front guard-gated community of Niguel Shores. Offering a once in a lifetime opportunity to own a true sanctuary nestled in a lush and expansive greenbelt. It is EXTREMELY rare that a 5-bedroom home comes on the market in Niguel Shores ~ in fact 33471 Spinnaker Dr. is the only 5-bedroom townhome to be listed in the history of Niguel Shores! This is a VERY unique opportunity with a flowing floor plan that spans over 2000 square feet and offers 5 bedrooms and 3 full bathrooms. Absolutely perfect, seamless connection is evident between all of the living spaces ~ all on one level, which is the epitome of what today's home buyers are hoping to find. The tremendous character throughout begins with a tranquil private gated courtyard that leads the way inside where skylights, high vaulted ceilings, countless windows, a large galley kitchen with counter seating, 2 cozy fireplaces, a spacious living room, family room, dining room, sunroom, and 2 car attached garage awaits. The spacious primary bedroom retreat boasts an ocean view sitting area, en-suite bathroom, French doors leading to a sunroom for morning coffee, and closet space galore! 4 additional well-appointed bedrooms (one currently used as an office) and 2 beautiful bathrooms are conveniently situated to optimize privacy. The dynamic and ocean



view backyard is an entertainerâ€™s paradise! Plenty of room for gardening, yoga, year-round al-fresco dining and more! Niguel Shores is a 24-hour guard gated oceanfront community with a private beach entry, tennis courts, pickle ball, sports courts, Jr. Olympic size pool, jacuzzi, club house, PLUS, a Bluff top oceanfront park with private Niguel Shores community parking. Niguel Shores is one of the most exclusive and desirable neighborhoods in South County. Set just moments away to Dana Point Harbor, world glass dining, boutiques, beaches, hiking trails, golfing, movie theatres, The Ritz Carlton, Waldorf Astoria, award winning schools and so much more. Welcome home!

Built in 1972

**Essential Information**

MLS® #	LG23056321
Price	\$2,595,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,072
Acres	0.11
Year Built	1972
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Closed
Listing Agent	Kathryn Samuel
Listing Office	First Team Real Estate

**Community Information**

Address	33471 Spinnaker Drive
Area	MB - Monarch Beach
Subdivision	Townhomes-Seaterrace (N.S.) (NST)
City	Dana Point

County	Orange
Zip Code	92629

## Amenities

Amenities	Clubhouse, Sport Court, Meeting Room, Outdoor Cooking Area, Other Courts, Barbecue, Picnic Area, Playground, Pickleball, Pool, Recreation Room, Spa/Hot Tub, Tennis Court(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener
# of Garages	2
Garages	Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener
View	Catalina, Park/Greenbelt, Hills, Neighborhood, Ocean, Panoramic, Water
Waterfront	Ocean Side Of Freeway
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Gated with Guard, Gated Community, Smoke Detector(s)

## Exterior

Exterior	Frame, Wood Siding
Lot Description	Back Yard, Corner Lot, Corners Marked, Cul-De-Sac, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Near Park, Paved, Sprinkler System, Yard, Zero Lot Line
Windows	Blinds, Plantation Shutters, Screens, Skylight(s)
Roof	Tile
Construction	Frame, Wood Siding
Foundation	Slab

## Interior

Interior	Tile, Wood
Interior Features	Built-in Features, Cathedral Ceiling(s), Granite Counters, Open Floorplan, Stone Counters, Recessed Lighting, Tile Counters, Unfurnished, Bar, All Bedrooms Down, Bedroom on Main Level, Loft, Main Level Primary, Primary Suite
Appliances	Built-In Range, Dishwasher, Electric Cooktop, Electric Oven, Disposal, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan, Water To

	Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
Elementary	Dana1
Middle	Forster
High	Dana Hills

### **Additional Information**

Date Listed	April 5th, 2023
Days on Market	19
Short Sale	N
RE / Bank Owned	N

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