

\$12,000 - 35225 Beach Road, Dana Point

MLS® #LG23063176

\$12,000

3 Bedroom, 4.00 Bathroom, 1,722 sqft
Residential Lease on 0 Acres

Beach Road Custom (BR), Dana Point,

SPECTACULAR SETTING FOR THIS 3 BEDROOM, 3.5 BATHROOM, SINGLE LEVEL BEACH FRONT HOME WITH 70 FEET OF BEACH FRONTAGE IN THE GATED COMMUNITY OF CAPISTRANO BAY DISTRICT . ENTER THROUGH A SPACIOUS PRIVATE COURTYARD INTO THIS COMPLETELY FURNISHED, TOMMY BAHAMA BEACH STYLE HOME. STAINLESS STEEL KITCHEN APPLIANCES INCLUDING A SEPARATE WINE COOLER, GRANITE COUNTER TOPS AND TILE FLOORING. HARD WOOD FLOORS THROUGHOUT AND VAULTED BEAM CEILINGS IN THE LIVING ROOM AND DINING AREA. SEPARATE LAUNDRY ROOM. LARGE OUTDOOR ENTERTAINING AREA WITH FIRE PIT, BBQ, 2 CABANA SEATING AREAS. OUTDOOR SHOWER. TWO CAR GARAGE WITH ADDITIONAL ON SITE PARKING FOR 4 VEHICLES. ADDITIONAL GUEST PARKING AVAILABLE AT THE ENTRANCE TO THE COMMUNITY. SWEEPING COASTLINE VIEWS FROM DANA POINT TO SAN CLEMENTE. LOCATED IN THE PREMIER GATED COMMUNITY OF BEACH ROAD, PROVIDING A 24 HOUR GUARDED SECURITY GATE ENTRANCE IN ADDITION TO A DRIVEN PATROL OF THE NEIGHBORHOOD. ENJOY RIDING YOUR BIKE TO DANA POINT HARBOR THROUGH THE STATE PARK OR WALK FOR MILES ON THE BEACH AT LOW TIDE. THIS HOME OFFERS YOUR OWN FRONT ROW SEAT



WATCHING BEAUTIFUL SUNSETS,
SURFING, SAILING AND ABUNDANT SEA
LIFE. ENJOY NEARBY SHOPPING AND
RESTAURANTS IN DANA POINT AND SAN
CLEMENTE. AVAILABLE 8/1/2023 TO
12/15/2023 AT \$12,000 PER MONTH.

Built in 1941

Essential Information

MLS® #	LG23063176
Price	\$12,000
Bedrooms	3
Bathrooms	4.00
Full Baths	1
Half Baths	1
Square Footage	1,722
Acres	0.28
Year Built	1941
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Steven Brown
Listing Office	STEVEN M BROWN & ASSOCIATES

Community Information

Address	35225 Beach Road
Area	CB - Capistrano Beach
Subdivision	Beach Road Custom (BR)
City	Dana Point
County	Orange
Zip Code	92624

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, None
Parking Spaces	2
Parking	Driveway, Garage, Guest

# of Garages	2
Garages	Driveway, Garage, Guest
View	City Lights, Coastline, Ocean, Water
Waterfront	Beach Access, Beach Front, Ocean Access, Ocean Front, Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None
Security	Carbon Monoxide Detector(s), Gated with Guard, Gated Community, 24 Hour Security, Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Barbecue, Lighting, Rain Gutters
Lot Description	Landscaped, Near Public Transit, Yard
Windows	Blinds, Drapes, Screens
Roof	Asphalt
Construction	Stucco

Interior

Interior	Tile, Wood
Interior Features	Beamed Ceilings, Ceiling Fan(s), Furnished, High Ceilings, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Dishwasher, Electric Cooktop, Free-Standing Range, Disposal, Ice Maker, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Dryer, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
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Additional Information

Date Listed	April 15th, 2023
Days on Market	77
Short Sale	N
RE / Bank Owned	N

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