

# \$4,599,000 - 32351 Via Antibes, Dana Point

MLS® #LG23079263

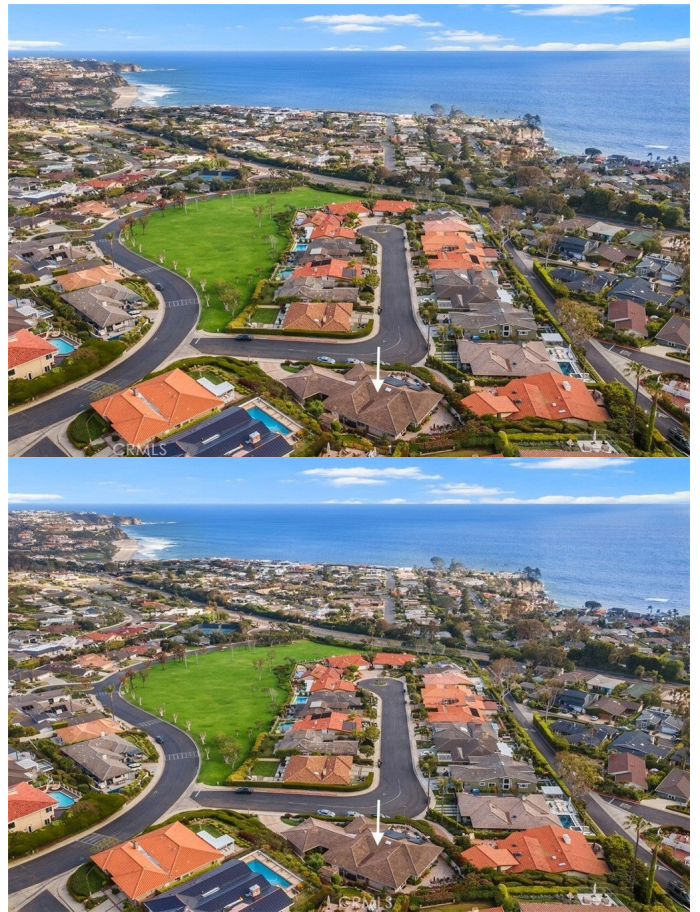
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## \$4,599,000

4 Bedroom, 4.00 Bathroom, 3,214 sqft  
Residential on 0 Acres

Emerald Ridge (ER), Dana Point,

New Price adjustment by \$655,000. On this Stunning custom single level residence built on a premier oversized 18000 sqft. ocean view lot with total privacy it sits on hillside of it's own offering amazing ocean, whitewater views and gorgeous sunsets over Catalina Island. These stunning views are enjoyed from major living areas and primary bedroom and well designed wraparound yard & patios. As You enter the residence you will be greeted with beautiful impressive arched entry and top of the line amenities such as coffered ceilings with special detailed lighting, imported travertine and custom wood flooring, exquisite gourmet kitchen with large island, walk-in pantry and granite counters. Custom cabinetry all throughout the great room, dining room and primary bedroom suite with spa like setting and walk-in closets. Entertaining outdoors it is a pleasure specially on private patios finished with travertine pavers, custom built B.B.Q & firepit showing off beautiful lush landscaping and gorgeous panoramic ocean and white water views by the Ritz Carlton. The great room, dining room, game room with bar and beverage fridge and the primary bedroom suite all do open to outdoor patios. An ensuite office or (4th bedroom) a putting green and waterfall are designed to complete this residence with great amenities. The charming guard gated community of Emerald Ridge offers tennis courts, basketball & pickleball and park like acreage referred to as meadow, a great place for residents to enjoy outdoors. The close



proximity to pristine beaches, Dana Point Harbor, 3 five star resorts of Waldorf Astoria with gorgeous Monarch Beach Golf Course, Ritz Carlton and Montage resorts known for their stunning beaches, one can enjoy fabulous restaurants and great shopping in Laguna Beach, Corona Del Mar or Fashion Island in Newport Beach.

Built in 2006

**Essential Information**

MLS® #	LG23079263
Price	\$4,599,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,214
Acres	0.42
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Custom, Other
Status	Closed
Listing Agent	Jaleh Lehrich
Listing Office	Berkshire Hathaway HomeService

**Community Information**

Address	32351 Via Antibes
Area	MB - Monarch Beach
Subdivision	Emerald Ridge (ER)
City	Dana Point
County	Orange
Zip Code	92629

**Amenities**

Amenities	Clubhouse, Controlled Access, Sport Court, Picnic Area, Pickleball, Guard, Security, Tennis Court(s)
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Utilities	Cable Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Phone Connected, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	2
Parking	Door-Multi, Driveway, Garage, Garage Door Opener, Garage Faces Side
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Garage Door Opener, Garage Faces Side
View	Catalina, Coastline, Ocean, Panoramic
Waterfront	Ocean Side Of Freeway
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Gated with Guard, Gated Community, Gated with Attendant, Smoke Detector(s), Security Lights

## Exterior

Exterior Features	Lighting, Rain Gutters, Fire Pit
Lot Description	Back Yard, Front Yard, Garden, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Landscaped, Paved, Sprinklers Timer, Sprinklers On Side, Sprinkler System, Yard
Windows	Custom Covering(s), Tinted Windows
Roof	Tile
Foundation	Slab

## Interior

Interior	Stone, Wood
Interior Features	Built-in Features, Crown Molding, Coffered Ceiling(s), Granite Counters, High Ceilings, Living Room Deck Attached, Open Floorplan, Pantry, Stone Counters, Recessed Lighting, Storage, Bar, All Bedrooms Down, Bedroom on Main Level, Entrance Foyer, Main Level Primary, Primary Suite, Walk-In Pantry, Walk-In Closet(s)
Appliances	6 Burner Stove, Built-In Range, Barbecue, Dishwasher, Freezer, Gas Cooktop, Disposal, Gas Range, Gas Water Heater, High Efficiency Water Heater, Hot Water Circulator, Refrigerator, Range Hood, Trash Compactor, Tankless Water Heater, Water To Refrigerator, Water Heater, Dryer, Washer
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Gas, Gas Starter, Primary Bedroom, Outside
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
Elementary	Moulton
Middle	Niguel Hills
High	Dana Hills

**Additional Information**

Date Listed	May 10th, 2023
Days on Market	35
Zoning	Residential
Short Sale	N
RE / Bank Owned	N

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