

\$2,299,000 - 34464 Via Verde, Dana Point

MLS® #LG23082106

\$2,299,000

6 Bedroom, 4.00 Bathroom,
Residential Income on 0 Acres

custom, Dana Point,

Why not have your mortgage paid by the lucky new tenant below. Large Capo Beach Duplex 3000 sq ft each unit is 3 bed 2 bath 1500 sq ft on a 10,500 sq ft lot with room to build. Building includes an amazing owners' unit with 14 ft ceilings an open floorplan. With a large light and airy island kitchen looking out the walls of glass to beautiful views. A similar floorplan below, Garages for 5 cars!!! 2- 2 car garages plus a single car garage for a total of 5 car garages. Plus, future space for 2 more cars in landscaped area. Building is truly turnkey after a just completed 225k remodel. It was originally built with very solid construction 2x6 walls and 3 inches of light weight concrete between floors this building is solid. The recent remodel includes a gourmet island kitchen, quartz countertops with waterfall ends, full wall backsplash, LG appliances, Sinkology farm sink, black faucet and accents in kitchen and bathrooms, new full float large format porcelain tile shower in primary bathroom unit A. New tub shower in second bathroom unit A. New lifetime warranty dual glazed low E vinyl casement, sliding windows including sliding patio doors with wide styles in both units. New SVP flooring throughout unit A with 5.5 in baseboards. The upper unit is washed in sunlight with large picture windows with walls of angled glass above. Both units have laundry rooms, gas and wood burning fireplaces, No Interior Steps, central AC and Heat, new paint inside and outside, remodeled kitchens and bathrooms, new electrical panels, outlets, fans,



and led lighting throughout. Newly rebuilt waterproofed and tiled decks good for another 20-30 years! New plumbing and fixtures throughout, Tile roof is good for another 30-40 years, both Central AC and Heat systems use brand new heat pumps. This is a truly turnkey building in an amazing family neighborhood a few blocks from Louise Leydon Ocean view park a short walk or bike ride to Sea view park, Palisades elementary school, the Dana Point harbor and miles of fabulous beach. Current city guidelines allow for at least 1 ADU and possibly 2. This lot is also a great candidate for a future SB9 split. Talk about upside!

Built in 1988

Essential Information

MLS® #	LG23082106
Price	\$2,299,000
Bedrooms	6
Bathrooms	4.00
Acres	0.24
Year Built	1988
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Listing Agent	John Mussen
Listing Office	John Mussen, Broker

Community Information

Address	34464 Via Verde
Area	CB - Capistrano Beach
Subdivision	custom
City	Dana Point
County	Orange
Zip Code	92624

Amenities

Parking Spaces	5
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Parking	Garage
# of Garages	5
Garages	Garage
Pool	None

Interior

Appliances	Dryer
Heating	ENERGY STAR Qualified Equipment
Cooling	Central Air, ENERGY STAR Qualified Equipment, High Efficiency
Fireplace	Yes
Fireplaces	Family Room, Gas, Wood Burning
# of Stories	2
Stories	One

Additional Information

Date Listed	May 11th, 2023
Days on Market	24
Short Sale	N
RE / Bank Owned	N

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