

\$3,888,000 - 35 Gavina, Dana Point

MLS® #LG23106829

\$3,888,000

4 Bedroom, 5.00 Bathroom, 4,439 sqft
Residential on 0 Acres

Estates At Monarch Beach (EMB), Dana Point,

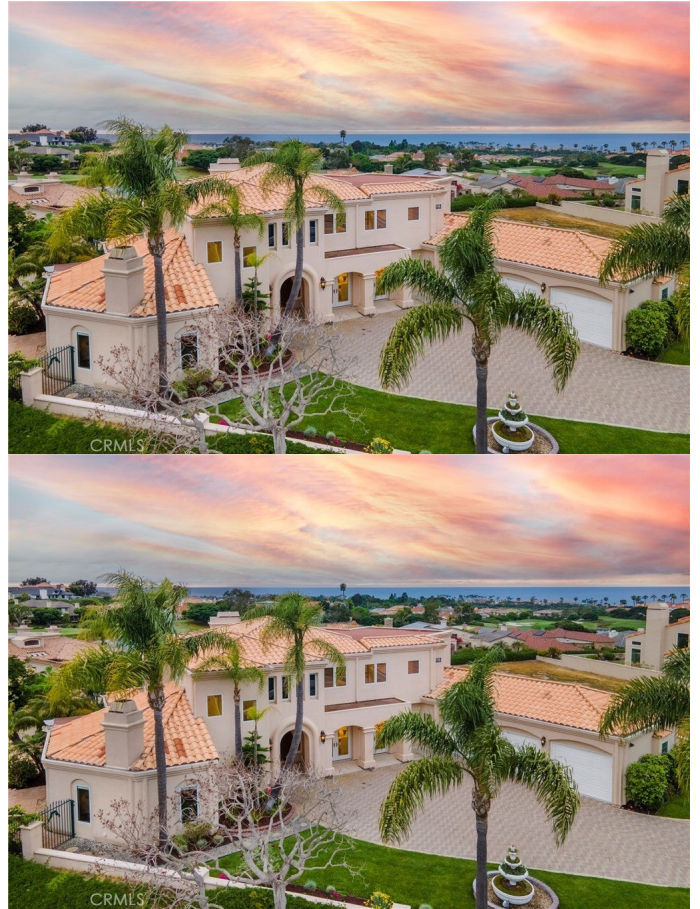
Experience sprawling ocean and Catalina Island views at this luxurious 4 bed, 4.5 bath home behind the gates in the exclusive Monarch Beach Estates. Enter from the single-loaded cul-de-sac street to your long private driveway.

Upon entry youâ€™ll find that abundant windows along the back of the home bring in fantastic light, illuminating the generous living space on the ground level that features two large living rooms, kitchen, formal dining, office, a private guest bedroom, large laundry and 1.5 baths.

Upstairs is a grand master suite, with an oversized sitting area, large bathroom, a balcony and big time ocean views. Down the hall you will find two more spacious bedrooms with their own private en-suite baths.

Head back downstairs to access your spacious paved backyard, perched above the homes below to provide views of the coastal palms that line the glimmering Pacific Ocean. A large lap pool and spa enables you to enjoy the plentiful southern California sunshine and coastal breezes.

With your finishing touch, this residence presents an opportunity to create your dream ocean-view estate within the stunning locale of Monarch Beach. The prime location enjoys the best of Orange County living: the vibrant



Lantern District with luxury restaurants and shopping, Dana Point harbor with a \$400 million renovation underway, five-star resorts, top tier golf, miles of walking trails and world-class beaches all within minutes.

Built in 1987

Essential Information

MLS® #	LG23106829
Price	\$3,888,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,439
Acres	0.34
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Bryan Gerlach
Listing Office	Pacific Sotheby’s International Realty

Community Information

Address	35 Gavina
Area	MB - Monarch Beach
Subdivision	Estates At Monarch Beach (EMB)
City	Dana Point
County	Orange
Zip Code	92629

Amenities

Amenities	Controlled Access, Guard, Security
Parking Spaces	9
Parking	Door-Multi, Garage
# of Garages	3
Garages	Door-Multi, Garage

View	Catalina, City Lights, Golf Course, Hills, Ocean, Panoramic, Water
Waterfront	Across the Road from Lake/Ocean, Beach Access, Ocean Access
Has Pool	Yes
Pool	In Ground, Private
Security	Gated with Guard, Gated Community, Gated with Attendant

Exterior

Lot Description	Corner Lot, Cul-De-Sac, Sprinkler System
Roof	Spanish Tile

Interior

Interior	Stone
Interior Features	Balcony, Granite Counters, Pull Down Attic Stairs, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Closet(s)
Appliances	Built-In Range, Double Oven, Dishwasher, Refrigerator, Dryer, Washer
Heating	Forced Air
Cooling	Central Air, Dual, Zoned
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	June 16th, 2023
Days on Market	18
Short Sale	N
RE / Bank Owned	N

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