

# \$2,289,000 - 23802 Ionian Bay, Dana Point

MLS® #LG23155590

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## \$2,289,000

3 Bedroom, 2.00 Bathroom, 1,300 sqft  
Residential on 0 Acres

Gardens (Inland of PCH) (NSI), Dana Point,

Located in the 24-HOUR GATED OCEANFRONT COMMUNITY of NIGUEL SHORES in Monarch Beach, this One-Story BEACH HOUSE BEAUTY, with 3 Bedrooms and 2 Baths, has been remodeled to perfection throughout boasting all new Kitchen with stone counters and breakfast bar, Viking 6 Burner gas range, built in refrigerator plus spectacular new Baths with designer tiles and finishes. The OPEN-CONCEPT "Great Room" includes open beamed ceilings and a Fireplace with designer tile surround. Hand-scraped wood Oak plank flooring flows throughout each room. The Primary Bedroom suite opens to a lovely secluded Atrium Patio and this Primary Suite includes an all new designer Bath with dual vanity sinks and walk-in Closet. The property features new doors, windows, interior doors, hardware and fixtures, baseboards. paint, new furnace and newly plumbed and ready for A/C plus Electric Car Charger in Garage.. A large Laundry Room, complete with designer tile flooring, leads you to the attached 2-Car Garage with new Electric Car Charger. In addition, the home has a new pitched roof and roof warranty. After a day at the Beach, the spacious Gated Courtyard is perfect for entertaining featuring a custom built in seating, high quality artificial turf, and spacious additional areas plus the back and side yards include areas for easy outdoor dining and relaxing in the sun. Centrally located in Niguel Shores, this Beach Gem is just minutes away



from the beautiful Clubhouse facility with Pool, Spa, Saunas, Pickleball, Tennis, Sports Courts, Park or to the Oceanfront Blufftop Park with direct Beach Access. Niguel Shores is situated next to the Ritz Carlton Hotel and is very near the Waldorf Astoria Monarch Beach Resort and the Links Golf Course, the Art Colony of Laguna Beach, and the Marina at Dana Point. Enjoy the fun and festive Resort-Style living all year around in Niguel Shores...The "Best-Kept" Secret Along The Coast!

Built in 1973

### Essential Information

|                |                                |
|----------------|--------------------------------|
| MLS® #         | LG23155590                     |
| Price          | \$2,289,000                    |
| Bedrooms       | 3                              |
| Bathrooms      | 2.00                           |
| Full Baths     | 2                              |
| Square Footage | 1,300                          |
| Acres          | 0.09                           |
| Year Built     | 1973                           |
| Type           | Residential                    |
| Sub-Type       | Single Family Residence        |
| Status         | Closed                         |
| Listing Agent  | Connie Mckibban                |
| Listing Office | Berkshire Hathaway HomeService |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 23802 Ionian Bay              |
| Area        | MB - Monarch Beach            |
| Subdivision | Gardens (Inland of PCH) (NSI) |
| City        | Dana Point                    |
| County      | Orange                        |
| Zip Code    | 92629                         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Clubhouse, Sport Court, Meeting/Banquet/Party Room, Outdoor Cooking Area, |
|-----------|---|

Other Courts, Picnic Area, Playground, Pickleball, Pool, Recreation Room, Guard, Sauna, Spa/Hot Tub, Security, Tennis Court(s)

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| # of Garages   | 2           |
| View           | None        |
| Has Pool       | Yes         |
| Pool           | Association |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit   |
| Lot Description   | 0-1 Unit/Acre, Cul-De-Sac, Secluded, Yard, Zero Lot Line |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Utility Room, Walk-In Closet(s) |
| Appliances        | 6 Burner Stove, Built-In Range, Gas Range, Gas Water Heater, Refrigerator, Range Hood                         |
| Heating           | Central   |
| Cooling           | None  |
| Fireplace         | Yes   |
| Fireplaces        | Living Room   |
| # of Stories      | 1   |
| Stories           | One   |

## School Information

|          |                    |
|----------|--------------------|
| District | Capistrano Unified |
|----------|--------------------|

## Additional Information

|                 |                   |
|-----------------|-------------------|
| Date Listed     | August 21st, 2023 |
| Days on Market  | 31                |
| Short Sale      | N                 |
| RE / Bank Owned | N                 |

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