

# **\$3,500 - 34104 Selva Road # 353, Dana Point**

MLS® #LG23168296

---

## **\$3,500**

2 Bedroom, 2.00 Bathroom, 1,022 sqft  
Residential Lease on 0 Acres

Niguel Beach Terrace (NBT), Dana Point,

RARE PEEK OCEAN VIEW two bedroom two bath upper level unit situated just steps from Strands Beach in sought after Niguel Beach Terrace in Dana Point, California! Your beach escape awaits at this spacious, light and bright end unit with peek ocean and sunset views from the main living area! Enter to vaulted ceilings, which immediately create a feeling of space, and great natural light from windows (with plantation shutters) that surround the living areas and from the door that opens onto the large private patio. Featuring an open floorplan the dining room is open to the living room and has direct patio access creating true indoor-outdoor living! Adjoining the dining room is an updated kitchen with custom cabinets, granite counters, recessed lighting and updated stainless steel appliances. Off the living areas is a small hallway that is flanked on each side by private bedrooms. The first, primary bedroom, has a private updated dual sink vanity ensuite, vaulted ceilings, a corner window, great closet space and access to the main patio. Next is the guest bath with an interior dedicated laundry space and beyond is the second bedroom. With a separate private patio, vaulted ceilings and an abundance of light this is a great space. Just steps from Strands Beach in an ocean side of PCH community that ncludes guest parking, not to mention the convenient street parking from this location, and inviting pool and spa complexes. Utilities are a minimun with paying water and trash. Enjoy living the beachside resort lifestyle



with enviable proximity to the ocean and minutes to world class resorts and dining, shopping and entertainment at Dana Point Harbor and downtown Dana Point. Don't miss out on this prime opportunity!

Built in 1982

**Essential Information**

MLS® #	LG23168296
Price	\$3,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,022
Acres	0.00
Year Built	1982
Type	Residential Lease
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	Kathryn Samuel
Listing Office	First Team Real Estate

**Community Information**

Address	34104 Selva Road # 353
Area	MB - Monarch Beach
Subdivision	Niguel Beach Terrace (NBT)
City	Dana Point
County	Orange
Zip Code	92629

**Amenities**

Amenities	Pool, Spa/Hot Tub
Utilities	Cable Available, Electricity Available, Sewer Connected, Water Available, Association Dues, Gardener
Parking Spaces	1
Parking	Assigned, Covered, Detached Carport, On Site, One Space
Garages	Assigned, Covered, Detached Carport, On Site, One Space

View	Park/Greenbelt, Neighborhood, Peek-A-Boo
Waterfront	Across the Road from Lake/Ocean, Ocean Side Of Freeway, Ocean Side Of Highway
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Frame, Stucco, Wood Siding
Exterior Features	Lighting
Lot Description	No Landscaping, Near Park, Near Public Transit, Paved
Windows	Blinds, Screens
Roof	Composition, Shingle
Construction	Frame, Stucco, Wood Siding
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Cathedral Ceiling(s), Granite Counters, Living Room Deck Attached, Recessed Lighting, Storage, Unfurnished, All Bedrooms Up, Bedroom on Main Level, Entrance Foyer, Main Level Primary, Primary Suite
Appliances	Dishwasher, Electric Range, Disposal, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
Elementary	Dana1
Middle	Forster
High	Dana Hills

## Additional Information

Date Listed	September 8th, 2023
Days on Market	21

Short Sale                    N

RE / Bank Owned        N

Based on information from California Regional Multiple Listing Service, Inc. as of May 15th, 2024 at 11:55pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.