

\$18,500 - 35841 Beach Road, Dana Point

MLS® #LG23220214

\$18,500

3 Bedroom, 4.00 Bathroom, 3,300 sqft
Residential Lease on 0 Acres

Beach Road Custom (BR), Dana Point,

BEING OFFERED TURN KEY, BEAUTIFULLY APPOINTED 3 BEDROOM 3.5 BATH TRADITIONAL BEACH FRONT HOME ON THE SAND IN THE GATED COMMUNITY OF CAPISTRANO BAY DISTRICT (WITH 24 HOUR SECURITY PATROL). LOCATED AT THE VERY QUIET & SECLUDED SOUTH END OF BEACH ROAD...RENOWN POCHÉ SURF BREAK DIRECTLY OUT FRONT. APPROXIMATELY 3,000 SF WITH AN OPEN FLOOR PLAN, SLIDING GLASS DOORS OPEN ON BOTH LEVELS OF THE HOME CREATING AN INDOOR/OUTDOOR LIVING SPACE FOR YOUR ENJOYMENT. SUNBATH ON THE SPACIOUS DECK OFF LIVING ROOM WHICH INCLUDES A FIRE PIT FOR YOUR EVENING SUNSETS. THE KITCHEN HAS GRANITE COUNTER TOPS, A VIKING 6 BURNER RANGE WITH GRILL, SUBZERO REFRIGERATOR, WALK IN PANTRY & OPENS TO A FORMAL DINING ROOM AREA & LIVING ROOM WITH FIREPLACE. SPECTACULAR SALT WATER FISH AQUARIUM SEPARATES ENTRY FROM LIVING ROOM. RECESSED CEILING LIGHTING THROUGHOUT. LOWER LEVEL DEN/FAMILY ROOM WITH FOOSBALL TABLE. MASTER BEDROOM WITH WALK IN CLOSET & FIREPLACE OPENS TO AN OUTSIDE DECK. AFTER A LONG DAY ON THE BEACH, RELAX IN THE JACUZZI TUB IN YOUR MASTER SUITE WHILE ENJOYING A GLASS OF YOUR FAVORITE WINE. SHORT DISTANCE TO SHOPPING &



RESTAURANTS IN DOWNTOWN SAN CLEMENTE OR A BIKE RIDE TO DANA POINT HARBOR. AVAILABLE DECEMBER 15TH.

OWNER WOULD PREFER A YEAR LEASE BUT WILL CONSIDER SHORTER TERM. THE OWNER WILL CONSIDER LEASING THE PROPERTY FURNISHED, PARTIALLY FURNISHED OR UNFURNISHED.

Built in 1979

Essential Information

MLS® #	LG23220214
Price	\$18,500
Bedrooms	3
Bathrooms	4.00
Full Baths	1
Half Baths	1
Square Footage	3,300
Acres	0.14
Year Built	1979
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Steven Brown
Listing Office	STEVEN M BROWN & ASSOCIATES

Community Information

Address	35841 Beach Road
Area	CB - Capistrano Beach
Subdivision	Beach Road Custom (BR)
City	Dana Point
County	Orange
Zip Code	92624

Amenities

Utilities	Gardener, See Remarks, Trash Collection, Cable Connected, Electricity
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	Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	2
# of Garages	2
View	City Lights, Coastline, Ocean, Water
Waterfront	Ocean Access, Ocean Front, Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None
Security	Gated Community, Carbon Monoxide Detector(s), Gated with Guard, 24 Hour Security, Smoke Detector(s)

Exterior

Exterior	Stucco, Copper Plumbing
Exterior Features	Fire Pit, Lighting, Rain Gutters
Lot Description	Secluded
Windows	Double Pane Windows, Blinds, Casement Window(s)
Construction	Stucco, Copper Plumbing
Foundation	Combination, Pillar/Post/Pier, Raised

Interior

Interior	Carpet, Stone
Interior Features	Open Floorplan, All Bedrooms Up, Bar, Ceiling Fan(s), Coffered Ceiling(s), Crown Molding, Furnished, Granite Counters, High Ceilings, Living Room Deck Attached, Multiple Staircases, Pantry
Appliances	Double Oven, Dishwasher, Microwave, Refrigerator, Range Hood, Water Heater, Dryer, Gas Range, Indoor Grill, 6 Burner Stove, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Family Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	December 2nd, 2023
Days on Market	93
Short Sale	N
RE / Bank Owned	N

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