

# **\$4,595,000 - 32601 Adriatic Drive, Dana Point**

MLS® #LG24024932

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## **\$4,595,000**

3 Bedroom, 2.00 Bathroom, 2,418 sqft  
Residential on 0 Acres

Monarch Bay Terrace (MBT), Dana Point,

Spectacular Mid Century Modern with ocean, Catalina & hill views from this single-story Monarch Bay Terrace home overlooking Monarch Bay! Features include open spacious floor plan with expansive floor to ceiling windows bringing in lots of light and ocean views from every room! This inviting 3 bedroom, 2 bath home flows nicely around the beautiful pool/

spa with ocean views creating easy indoor/outdoor living. Remodeled kitchen with new cabinets, quartz countertops, Italian Bertazzoni range, 14 wine bottle + beverage undercounter fridge, and Kitchen-Aid dishwasher & refrigerator, natural mahogany woodwork and island opening to family room. Living room and dining room have ocean views and share fireplace. Primary bedroom has views of pool and ocean! Primary bathroom is tastefully remodeled with 2 separate vanities, stand alone tub, new cabinets and quartz counter-tops, statement tile wall, expanded shower, walk-in closet and an adjacent Zen courtyard with infra-red sauna. New pergola with built-in firepit is a perfect spot to watch the sunset! New cabinets in laundry area. New ceiling fans and light fixtures in all bedrooms. New outdoor pool bar. Its your own private resort! Located close to Salt Creek Beach, walking & biking trails, Five-star resorts Ritz Carlton, Waldorf Astoria, Montage, golf courses, Dana Point harbor, shops and restaurants.



Built in 1962

## Essential Information

MLS® #	LG24024932
Price	\$4,595,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,418
Acres	0.23
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Therese (terri) Trinidad
Listing Office	Surterre Properties

## Community Information

Address	32601 Adriatic Drive
Area	MB - Monarch Beach
Subdivision	Monarch Bay Terrace (MBT)
City	Dana Point
County	Orange
Zip Code	92629

## Amenities

Amenities	Call for Rules
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Hills, Ocean, Pool, Catalina
Has Pool	Yes
Pool	In Ground, Private
Security	Smoke Detector(s)

## Exterior

Lot Description	0-1 Unit/Acre, Sprinklers In Front, Sprinkler System, Sprinklers In Rear
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## Interior

Interior	Stone
Interior Features	Ceiling Fan(s), Cathedral Ceiling(s), Open Floorplan, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Atrium
Appliances	6 Burner Stove, Dishwasher, Disposal, Gas Oven, Gas Range, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
Elementary	Moulton
Middle	Niguel Hills
High	Dana Hills

### **Additional Information**

Date Listed	February 3rd, 2024
Days on Market	12
Short Sale	N
RE / Bank Owned	N

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