

\$2,099,000 - 34422 Via Gomez, Dana Point

MLS® #LG25045443

\$2,099,000

7 Bedroom, 4.00 Bathroom,
Residential Income on 0 Acres

Capistrano Beach Custom, Dana Point,

Large duplex with BIG ocean views from BOTH upper and lower units! Upper unit is rare 4BR 2BA. Lower unit is 3BR 2BA. West of 5 Freeway in highly desirable Capistrano Beach neighborhood. Walk to Capistrano Beach Park and Palisades Elementary School. Close to shopping, dining, beaches and harbor. Both units have high ceilings and bright living spaces, and central air! Updated kitchens with stainless appliances and granite counters and breakfast bars that open on to living rooms with wide ocean views. Inside laundry with stackable washer/dryer. Both units have a large outdoor patio or balcony. Each unit has a detached double garage at the rear of the property, with pull-down stair access to even more storage space. Flooring redone in the upper unit in 2020. Full PEX repiping in 2020. Tankless water heaters replaced in 2022. Tenants pay for utilities, water, trash. Both units are currently occupied. This property is turnkey and ready to go!



Built in 2005

Essential Information

MLS® #	LG25045443
Price	\$2,099,000
Bedrooms	7
Bathrooms	4.00
Acres	0.12
Year Built	2005

Type	Residential Income
Sub-Type	Duplex
Status	Closed
Listing Agent	L. Mallory Mccamant
Listing Office	Core Equities

Community Information

Address	34422 Via Gomez
Area	CB - Capistrano Beach
Subdivision	Capistrano Beach Custom
City	Dana Point
County	Orange
Zip Code	92624

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
# of Garages	4
View	City Lights, Panoramic, Coastline, Ocean, Water
Waterfront	Ocean Side Of Freeway
Pool	None

Exterior

Exterior Features	Awning(s)
Lot Description	Gentle Sloping, Sloped Up, TwoToFiveUnitsAcre
Roof	Tile

Interior

Interior	Laminate
Interior Features	Ceiling Fan(s), Granite Counters, Balcony, High Ceilings
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer, Electric Oven, High Efficiency Water Heater, Tankless Water Heater
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	March 6th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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