

# **\$1,795,000 - 33972 Cape Cove, Dana Point**

MLS® #LG25059315

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**\$1,795,000**

2 Bedroom, 2.00 Bathroom, 1,350 sqft  
Residential on 0 Acres

Cape Cove (CPC), Dana Point,

Charming Single-Level Cottage in Cape Cove  
â€“ Steps from Strand Beach

Nestled in the exclusive, gated enclave of Cape Cove, this rare single-level residence offers 1,350 square feet of refined coastal living. Featuring 2 bedrooms and 2 bathrooms, this elegant home is perfectly positioned at the end of a serene cul-de-sac, backing to a pristine open hillside for ultimate privacy.

A charming brick pathway leads to the inviting front porch, overlooking a manicured lawn. Enter through a classic Dutch door into a warm and welcoming living space, where soaring cathedral ceilings, rich wood flooring, and a white brick gas fireplace create an inviting ambiance. French doors open to a tranquil backyard retreat, perfect for relaxation and entertaining.

Designed with an effortless flow, the open-concept living and dining areas are bathed in natural light, with oversized windows framing picturesque garden views. A built-in cabinet and shelving add both function and charm, ideal for elegant displays or a bespoke bar setup.

The bright and airy kitchen boasts white and glass cabinetry, beamed ceilings, and appliances including a gas range, dishwasher, refrigerator, and oven. A large front-facing window fills the space with natural light,



enhancing the home's coastal charm.

The secondary bedroom offers plush carpeting, recessed lighting, and mirrored closet doors, with views of the inviting front porch. The adjacent guest bathroom features granite countertops and a tub/shower combination. At the end of the hall, the spacious primary suite offers built-in storage, an entertainment center, and serene backyard views. The en-suite bath includes tile flooring, dual mirrored closets, a generous vanity, and a walk-in shower.

Cape Cove is a beautifully maintained, lushly landscaped community offering exclusive amenities, including tennis courts, a basketball court, and scenic greenbelts. Ideally located just a five-minute walk to The Strand Beach and minutes from Salt Creek Beach and downtown Dana Point, this coastal retreat presents an exceptional opportunity to embrace effortless elegance and relaxed seaside living.

Built in 1980

Essential Information

MLS® #	LG25059315
Price	\$1,795,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,350
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Townhouse
Style	Cape Cod
Status	Closed
Listing Agent	Kathryn Samuel

Listing Office              First Team Real Estate

## Community Information

Address                      33972 Cape Cove  
Area                          MB - Monarch Beach  
Subdivision                Cape Cove (CPC)  
City                          Dana Point  
County                      Orange  
Zip Code                    92629

## Amenities

Amenities                    Sport Court, Maintenance Grounds, Maintenance Front Yard, Tennis Court(s)  
Utilities                     Cable Available, Electricity Available, Natural Gas Available, Sewer  
Connected, Water Connected, Natural Gas Connected, Sewer Available,  
Water Available  
  
Parking Spaces            3  
Parking                     Driveway, Garage, Concrete, Door-Single, Driveway Up Slope From Street,  
Garage Faces Front  
  
# of Garages                2  
Garages                     Driveway, Garage, Concrete, Door-Single, Driveway Up Slope From Street,  
Garage Faces Front  
  
View                         Neighborhood, Park/Greenbelt, Trees/Woods  
Waterfront                 Ocean Side Of Freeway  
Pool                         None  
Security                     Gated Community, Smoke Detector(s), Carbon Monoxide Detector(s), Security  
Gate

## Exterior

Lot Description            Back Yard, Corner Lot, Cul-De-Sac, Greenbelt, Lawn  
Windows                    Wood Frames  
Roof                         Tile

## Interior

Interior                     Carpet, Tile, Wood  
Interior Features           Separate/Formal Dining Room, High Ceilings, All Bedrooms Down, Bedroom  
on Main Level, Main Level Primary, Beamed Ceilings, Cathedral Ceiling(s),  
Granite Counters, Recessed Lighting, Track Lighting  
  
Appliances                 Dishwasher, Refrigerator, Built-In Range, Convection Oven, Electric Cooktop,  
Electric Oven  
  
Heating                     Central

Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
Elementary	R.H. Dana
Middle	Marco Forester
High	Dana Hills

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	68
Short Sale	N
RE / Bank Owned	N

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