

# \$1,150,000 - 33655 Breakwater Drive # 94, Dana Point

MLS® #LG25133490

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## \$1,150,000

3 Bedroom, 3.00 Bathroom, 1,711 sqft  
Residential on 0 Acres

Marlborough Seaside Villa (MV), Dana Point,

Discover this beautifully updated 3-bedroom, 2.5-bathroom home in the highly sought-after Seaside Villas Community, just a 10-minute stroll to Doheny State Park Beach and Dana Point Harbor. This move-in-ready residence features brand-new luxury vinyl plank flooring, brand-new carpet, recessed lighting, and sophisticated light fixtures throughout. Plantation shutters and a cozy white brick fireplace complement the freshly painted interior. The kitchen offers generous counter space and cabinetry, seamlessly connecting to the dining area and private patio for outdoor dining. Upstairs, the spacious primary suite boasts vaulted ceilings, mirrored closet doors, and an updated en-suite bathroom with dual vanities and modern fixtures, while two additional bedrooms and a second updated bathroom provide ample space. Further highlights include an indoor laundry room, a guest powder room, and an attached two-car garage just steps from the front door. Residents enjoy two sparkling pools (one heated year-round), two relaxing jacuzzis, a clubhouse, and direct access to Sycamore Creek Trail, perfect for walking or biking to the beach. Located near Dana Point Harbor, scenic trails, restaurants, and shopping, this home offers the quintessential Southern California coastal lifestyle.



Built in 1984

## Essential Information

MLS® #	LG25133490
Price	\$1,150,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,711
Acres	0.00
Year Built	1984
Type	Residential
Sub-Type	Condominium
Style	Mediterranean
Status	Closed
Listing Agent	Ronald Pickett
Listing Office	Coldwell Banker Realty

### **Community Information**

Address	33655 Breakwater Drive # 94
Area	DO - Del Obispo
Subdivision	Marlborough Seaside Villa (MV)
City	Dana Point
County	Orange
Zip Code	92629

### **Amenities**

Amenities	Clubhouse, Maintenance Front Yard, Outdoor Cooking Area, Barbecue, Picnic Area, Pool, Pets Allowed, Spa/Hot Tub, Maintenance Grounds
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Available
Parking Spaces	2
Parking	Door-Single, Garage Faces Front, Garage, Garage Door Opener
# of Garages	2
Garages	Door-Single, Garage Faces Front, Garage, Garage Door Opener
View	Neighborhood
Waterfront	Beach Access, Ocean Access, Ocean Side Of Freeway
Has Pool	Yes
Pool	In Ground, Association, Heated
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Drywall, Stucco
Exterior Features	Rain Gutters
Lot Description	Sprinklers In Rear, Sprinklers In Front
Windows	Double Pane Windows, Plantation Shutters, Screens, Skylight(s)
Roof	Metal
Construction	Drywall, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Recessed Lighting, All Bedrooms Up, Primary Suite, Tile Counters
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Water Heater, Microwave, Self Cleaning Oven, Freezer
Heating	Central, Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Del Obispo
Middle	Marco Forester
High	Dana Hills

## Additional Information

Date Listed	August 12th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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