

# **\$4,825,000 - 22911 Via Orvieto, Dana Point**

MLS® #LG25171597

**\$4,825,000**

4 Bedroom, 4.00 Bathroom, 3,502 sqft

Residential on 0 Acres

Emerald Ridge (ER), Dana Point,

Discover the ultimate entertainer's oasis nestled within the exclusive guard-gated community of Monarch Beach's renowned Emerald Ridge. This exquisite Cape Cod-style residence captivates with its sweeping vistas of Catalina Island and the Pacific Ocean, providing the perfect backdrop for both grand gatherings and tranquil retreats.

Step inside to be greeted by breathtaking ocean views that greet you at the door and flow seamlessly through the spacious main living areas. The home's design harmoniously blends luxurious indoor spaces with the beauty of the outdoors. Enjoy culinary excellence in the chef's kitchen, featuring dual waterfall-edge islands, premium Miele appliances, and a state-of-the-art plumbed coffee maker. A dining room with French doors offers coastal breezes and a scenic balcony for al fresco dining.

Retreat to the primary suite, a sanctuary of elegance, with its own fireplace, panoramic ocean views, and a spa-like bathroom adorned with floor-to-ceiling tiles and floating vanities. Additional accommodations include a private guest suite and versatile downstairs spaces that can serve as bedrooms, an office, or additional living areas.

The outdoor paradise is ideal for entertainment, boasting a saltwater pool, spa, and a cozy fireplace with built-in seating for 12.



The complete outdoor kitchen, equipped with a Santa Maria grill, gas grill, and kegerator, ensures every gathering is memorable. The beautifully terraced back hill invites your landscaping aspirations, all illuminated to perfection for nighttime enjoyment.

Modern enhancements elevate the home's functionality with features such as enterprise-grade indoor/outdoor Wi-Fi, Sonos speaker system, Tesla solar panels, and motorized skylights. Situated near iconic Laguna Beach and Dana Point, this stunning residence offers proximity to world-class resorts, golf courses, beaches, and convenient access to major highways. Community amenities include tennis courts and a scenic oceanview meadow.

Make this unparalleled coastal retreat your home and savor the quintessential Southern California lifestyle.

Built in 1988

## Essential Information

MLS® #	LG25171597
Price	\$4,825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,502
Acres	0.27
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Todd Davis
Listing Office	Compass

## Community Information

Address	22911 Via Orvieto
Area	MB - Monarch Beach
Subdivision	Emerald Ridge (ER)
City	Dana Point
County	Orange
Zip Code	92629

## Amenities

Amenities	Security, Dog Park, Guard, Management, Pets Not Allowed, Pickleball, Picnic Area, Tennis Court(s)
Parking Spaces	3
# of Garages	3
View	Ocean, Water
Has Pool	Yes
Pool	Private

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
High	Dana Hills

## Additional Information

Date Listed	July 21st, 2025
Days on Market	58
Short Sale	N
RE / Bank Owned	N

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