

# \$2,175,000 - 24232 Porto Nuovo, Dana Point

MLS® #LG25172447

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## \$2,175,000

2 Bedroom, 2.00 Bathroom, 1,625 sqft  
Residential on 0 Acres

Villas (N.S.) (NSV), Dana Point,

Tucked away in the Villas of Niguel Shores, this tranquil coastal hideaway offers the perfect blend of luxury and serenity.

Enter through a charming wrought iron gate into a lush, private courtyard adorned with tropical landscaping, mature palm trees, and a vibrant brick patio. At its heart, a clover-shaped pool with turquoise waters adds a refreshing splash of color against the greenery and off-white stucco walls. A pergola offers shaded seating, ideal for relaxing or entertaining.

A grand wooden door opens into a spacious foyer with blonde wood floors and cathedral ceilings that soar toward a skylight, flooding the entry with natural light. To the right, a gourmet kitchen boasts granite countertops, built-in refrigerator, dishwasher, oven, and a generous island with electric cooktop and storage. Gold-accented track lighting and a charming chandelier over the breakfast nook create a warm, inviting atmosphere. French doors connect the kitchen to the courtyard and pool—perfect for indoor-outdoor living.

Through a pocket door, the formal dining room features a timeless chandelier with brass and crystal details and French doors opening to a secluded side yard. Adjacent, the elegant living room centers around a sleek gas fireplace with black tile surround, beautifully contrasting the light walls and floors. French doors open to the back patio, where tropical landscaping and a covered deck enhance the coastal ambiance.



A partial wall divides the living room from a cozy inglenook with a two-sided fireplace, built-in chestnut shelving, and space for a reading chair or desk. French doors here also open to the outdoors, inviting in the ocean breeze.

Down the hall, the secondary bedroom includes mirrored closet doors, private entry from the courtyard, and continuous blonde wood flooring. The adjacent guest bath features a tub/shower combo, long counter, and dedicated vanity space.

At the end of the hall, the primary suite impresses with a dramatic mirrored accent wall and French doors to the patio. A sliding barn door reveals the ensuite bath with dual sinks, vanity area, and three mirrored closets. A separate door leads to a large soaking tub and shower.

Situated on a desirable corner lot, this home enjoys the resort-style amenities of Niguel Shores, including a private ocean bluff with beach access, pickleball and tennis courts, bocce ball, pool and spa, playgrounds, and clubhouse.

This charming villa is the ideal coastal retreat or entertainer's dream.

Built in 1977

## Essential Information

MLS® #	LG25172447
Price	\$2,175,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,625
Acres	0.10
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence

Style	Contemporary, Mediterranean
Status	Closed
Listing Agent	Kathryn Samuel
Listing Office	First Team Real Estate

### **Community Information**

Address	24232 Porto Nuovo
Area	MB - Monarch Beach
Subdivision	Villas (N.S.) (NSV)
City	Dana Point
County	Orange
Zip Code	92629

### **Amenities**

Amenities	Clubhouse, Maintenance Grounds, Management, Pickleball, Pool, Spa/Hot Tub, Tennis Court(s), Bocce Court, Guard, Meeting Room, Picnic Area, Playground, Security
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected
Parking Spaces	2
Parking	Garage Faces Front, Garage, Door-Single
# of Garages	2
Garages	Garage Faces Front, Garage, Door-Single
View	Neighborhood
Waterfront	Ocean Side Of Freeway
Has Pool	Yes
Pool	In Ground, Association, Private
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s), Gated with Attendant, Gated with Guard, 24 Hour Security

### **Exterior**

Exterior	Drywall, Stucco, Concrete
Exterior Features	Awning(s)
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Landscaped, Yard, Garden, Zero Lot Line
Construction	Drywall, Stucco, Concrete
Foundation	Slab

### **Interior**

Interior	Tile, Wood
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Interior Features	Separate/Formal Dining Room, Granite Counters, High Ceilings, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Built-in Features, Tile Counters
Appliances	Electric Range, Disposal, Microwave, Refrigerator, Electric Oven, Freezer, Trash Compactor
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Family Room, Gas, Multi-Sided
# of Stories	1
Stories	One

### **School Information**

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

### **Additional Information**

Date Listed	July 26th, 2025
Days on Market	25
Short Sale	N
RE / Bank Owned	N

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