

# **\$4,250,000 - 23731 Montego Bay, Dana Point**

MLS® #LG25217458

---

## **\$4,250,000**

3 Bedroom, 2.00 Bathroom, 1,900 sqft

Residential on 0 Acres

Gardens (Ocean side of PCH) (NSO), Dana Point,

Located on the beachside of Coast Hwy in the 24-hour gated oceanfront community of Niguel Shores, this one-story "BEACH HOUSE" offers the ultimate coastal lifestyle. Perched on a premium cul-de-sac lot, with only 3 homes on this street, this property spotlights a lovely ocean and sunset view, a large front gated courtyard and large back yard with built in BBQ, lush landscape and just minutes to the sandy beach. With ocean views from all main rooms, this home has been expanded with a center fireplace surrounded by family, living and dining areas, an open kitchen concept complete with granite counters and stainless steel appliances, 3 Bedrooms, 2 Baths, large walk-in finished closets, an inside laundry area which leads to the 2-car attached Garage. The primary bedroom opens to the ocean view and garden patio and includes a built-in office work space. Recessed lighting, vaulted ceilings, new paint and carpet, plus lovely brick patio areas highlight the charm of this seaside gem. The spacious back yard is ready for entertaining a crowd or just relaxing in the tranquil setting. Homes in this area and on this street are rarely available. Niguel Shores includes an oceanfront blufftop park and parking lot with direct beach access and a wonderful Clubhouse with pool, spa, pickleball, tennis, sports courts, park and more. The community of Niguel Shores is situated next to the Ritz Carlton Hotel and is minutes close to the Marina at Dana Point, the Waldorf-Astoria Monarch Beach Resort, the Links Golf Course,



and to the Art Colony of Laguna Beach. Enjoy the fun and festive beach lifestyle all year around in NIGUEL SHORES...The "Best-Kept" Secret Along The Coast!

Built in 1971

## Essential Information

MLS® #	LG25217458
Price	\$4,250,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,900
Acres	0.17
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Constance Mckibban
Listing Office	Berkshire Hathaway HomeService

## Community Information

Address	23731 Montego Bay
Area	MB - Monarch Beach
Subdivision	Gardens (Ocean side of PCH) (NSO)
City	Dana Point
County	Orange
Zip Code	92629

## Amenities

Amenities	Playground, Pool, Sauna, Spa/Hot Tub, Tennis Court(s), Bocce Court, Other Courts, Outdoor Cooking Area, Pickleball, Picnic Area
Utilities	Sewer Connected
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage

View	Ocean, Water
Waterfront	Ocean Side Of Freeway, Ocean Side Of Highway
Has Pool	Yes
Pool	Association
Security	Gated with Guard

## Exterior

Exterior Features	Awning(s), Brick Driveway
Lot Description	ZeroToOneUnitAcre, Back Yard, Cul-De-Sac, Zero Lot Line
Windows	Skylight(s)

## Interior

Interior	Tile
Interior Features	Cathedral Ceiling(s), Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Breakfast Bar, Crown Molding, Main Level Primary, Walk-In Closet(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Library
# of Stories	1
Stories	One

## School Information

District	Saddleback Valley Unified
----------	---------------------------

## Additional Information

Date Listed	September 15th, 2025
Days on Market	29
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 3rd, 2026 at 8:50pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.