

\$1,230,000 - 25752 Shell Drive # 191, Dana Point

MLS® #LG25222079

\$1,230,000

4 Bedroom, 3.00 Bathroom, 1,883 sqft
Residential on 0 Acres

Marlborough Seaside Villa (MV), Dana Point,

This is the most spacious floor plan in Seaside Villas and sits closest to the scenic Sycamore Creek Trail! Discover coastal elegance and everyday comfort in this inviting Dana Point residence. From the moment you step inside, soaring ceilings and oversized tile flooring set the stage for a bright, open ambiance that feels instantly welcoming. A two-sided gas fireplace serves as the heart of the home, connecting a comfortable living area with a dining room highlighted by a striking chandelier—perfect for hosting gatherings or enjoying quiet evenings. The kitchen is enhanced with recessed lighting and a sink-side window that frames natural light. Sliding glass doors lead to a private patio designed for outdoor dining or relaxing under the evening sky. The sought-after layout includes a full bedroom and bathroom on the main level, providing flexibility for guests or multi-generational living. Upstairs, the expansive primary suite offers mirrored wardrobe doors, plush carpet, and plantation shutters. Its spa-inspired bath features dual vanities, a sit-down makeup counter, and a skylit walk-in shower. Two secondary bedrooms and an additional full bath complete the upper level, ideal for family, an office, or visitors. Additional features include an interior laundry area, a two-car attached garage, and innovative storage options. Skylights, vaulted ceilings, and a neutral palette create a breezy, sunlit feel while maintaining warmth throughout the home. Nestled within the well-kept Seaside



Villas community, the property is just minutes from Salt Creek Beach, Dana Point Harbor, local trails, and the lively Lantern District. Blending a prime location with resort-style surroundings, this home offers the best of South Orange County living.

Built in 1986

Essential Information

MLS® #	LG25222079
Price	\$1,230,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,883
Acres	0.04
Year Built	1986
Type	Residential
Sub-Type	Condominium
Style	Mediterranean, Patio Home
Status	Closed
Listing Agent	Ronald Pickett
Listing Office	Coldwell Banker Realty

Community Information

Address	25752 Shell Drive # 191
Area	DO - Del Obispo
Subdivision	Marlborough Seaside Villa (MV)
City	Dana Point
County	Orange
Zip Code	92629

Amenities

Amenities	Clubhouse, Maintenance Grounds, Maintenance Front Yard, Outdoor Cooking Area, Barbecue, Picnic Area, Pool, Pets Allowed, Spa/Hot Tub
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2

Parking	Assigned, Garage
# of Garages	2
Garages	Assigned, Garage
View	Park/Greenbelt, Neighborhood
Waterfront	Ocean Side Of Freeway
Has Pool	Yes
Pool	Gunite, Heated, In Ground, Association, Lap
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Drywall, Stucco
Exterior Features	Rain Gutters
Lot Description	Corner Lot, Cul-De-Sac, Sprinklers In Front, Landscaped, Near Park
Windows	Blinds, Skylight(s), Garden Window(s)
Roof	Metal
Construction	Drywall, Stucco
Foundation	Slab

Interior

Interior	Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Two Story Ceilings, Bedroom on Main Level, Primary Suite
Appliances	Dishwasher, Gas Cooktop, Gas Range, Microwave
Heating	Central, Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

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

Additional Information

Date Listed	August 5th, 2025
Short Sale	N

RE / Bank Owned N

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