

# **\$3,350,000 - 23835 Bluehill Bay, Dana Point**

MLS® #LG25228511

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## **\$3,350,000**

3 Bedroom, 2.00 Bathroom, 1,754 sqft  
Residential on 0 Acres

Gardens (Inland of PCH) (NSI), Dana Point,

Welcome to 23835 Bluehill Bay, a spectacular single-family home nestled in the highly sought after community of Niguel Shores in the heart of Dana Point, CA. This beautifully renovated property offers a harmonious blend of style and comfort, with a spacious 1,740 square feet of living space. Boasting three bedrooms and two bathrooms, this home is perfect for those seeking a serene and elegant living environment.

Step inside to discover a thoughtfully designed interior featuring a total renovation with modern finishes. The chef's kitchen is a culinary enthusiast's dream, complete with a dining area and built-in Sub Zero refrigerator and a Wolf stove. Sierra Pacific windows and doors enhance the home's energy efficiency, while recessed lighting and a skylight provide a warm, inviting ambiance.

The living area is anchored by a cozy fireplace, creating an ideal spot for relaxation. The primary ensuite bathroom is a luxurious retreat, featuring double sinks for added convenience. Additional amenities include an attic for extra storage, a washer and dryer in-unit, and parking in the attached garage.

Outdoor enthusiasts will appreciate the backyard and access to community amenities such as a pool, spa, sauna, tennis court, pickleball courts and the Bluff. This home combines functionality with modern living.



Experience the ultimate in comfort and convenience at 23835 Bluehill Bay. Schedule a viewing today!

Built in 1974

**Essential Information**

MLS® #	LG25228511
Price	\$3,350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,754
Acres	0.09
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Patio Home, Ranch, Traditional
Status	Closed
Listing Agent	Charles Brickell
Listing Office	Compass

**Community Information**

Address	23835 Bluehill Bay
Area	MB - Monarch Beach
Subdivision	Gardens (Inland of PCH) (NSI)
City	Dana Point
County	Orange
Zip Code	92629

**Amenities**

Amenities	Barbecue, Clubhouse, Controlled Access, Guard, Management, Pickleball, Picnic Area, Pool, Spa/Hot Tub, Tennis Court(s), Trail(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Single, Garage, Garage Faces Front
# of Garages	2
Garages	Door-Single, Garage, Garage Faces Front

View	Courtyard
Waterfront	Ocean Side Of Freeway
Has Pool	Yes
Pool	Association, Community, In Ground
Security	Carbon Monoxide Detector(s), Gated Community, Gated with Attendant, Gated with Guard, Smoke Detector(s)

## Exterior

Exterior	Concrete, Drywall, Wood Siding
Exterior Features	Rain Gutters
Lot Description	Front Yard, Garden, Street Level, Zero Lot Line
Windows	Custom Covering(s), Double Pane Windows, Plantation Shutters, Screens, Shutters, Skylight(s)
Roof	Tile
Construction	Concrete, Drywall, Wood Siding
Foundation	Slab

## Interior

Interior	Wood, Tile
Interior Features	All Bedrooms Down, Attic, Bedroom on Main Level, Breakfast Bar, Cathedral Ceiling(s), Eat-in Kitchen, High Ceilings, Main Level Primary, Open Floorplan, Primary Suite, Separate/Formal Dining Room, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Cooktop, Gas Range, Microwave, Vented Exhaust Fan, Water Heater
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

## School Information

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

## Additional Information

Date Listed	September 29th, 2025
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Days on Market      28

Short Sale            N

RE / Bank Owned    N

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