

# **\$2,595,000 - 35 San Raphael, Dana Point**

MLS® #NP23203492

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## **\$2,595,000**

3 Bedroom, 3.00 Bathroom, 2,117 sqft  
Residential on 0 Acres

California Cortina (CCOR), Dana Point,

Step into a world of coastal elegance at Ritz Pointe, a prestigious guard-gated community in Monarch Beach, renowned for its luxury and prime location. This exquisite home is a true gem, offering a blend of stunning ocean and hillside vistas that serve as a mesmerizing backdrop to its well-designed open layout, ideal for sophisticated entertaining. Spanning approximately 2,117 square feet, the property features three well-appointed bedrooms, including a downstairs suite and two additional bedrooms upstairs. The heart of this home is its main level, which boasts two inviting living areas, each anchored by a cozy fireplace. One of these spaces is distinguished by lofty ceilings, adding a sense of grandeur. The main floor also showcases elegant wood flooring and recessed lighting, enhancing the ambiance. The primary suite on this level is a retreat in itself, complete with an en suite bathroom featuring a luxurious soaking tub, a walk-in shower, and new quartz countertops, alongside a spacious walk-in closet. For culinary enthusiasts, the kitchen is a delight, with its new quartz countertops and matching backsplash, seamlessly blending functionality and style. A convenient half bath and a laundry room round off the main level's offerings. Both the living room and primary bedroom boast sliding glass doors that open to a serene backyard, where one can savor the breathtaking ocean and hillside views. Ascend to the upper level to find new carpeting and two additional bedrooms, sharing a



well-appointed bathroom. Another patio, accessible from the secondary living room with high ceilings and a fireplace, provides additional outdoor enjoyment. Freshly painted and meticulously maintained, this residence includes a two-car attached garage. Ritz Pointe residents enjoy a unique lifestyle, with a nature trail through Monarch Links Golf Course leading directly to Salt Creek Beach. This trail features a tunnel under Pacific Coast Highway, ensuring a safe and scenic journey. The proximity to the luxurious Ritz Carlton and Waldorf Astoria Monarch Beach hotels offers residents access to first-class dining experiences. With dual guard-gated entries, proximity to top schools, award-winning dining, and a plethora of recreational activities and beaches near Dana Point Harbor and Laguna Beach, Ritz Pointe epitomizes the balance of luxury, privacy, and the coveted Southern California coastal living experience.

Built in 1990

**Essential Information**

MLS® #	NP23203492
Price	\$2,595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,117
Acres	0.15
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Tim Smith
Listing Office	Coldwell Banker Realty

**Community Information**

Address	35 San Raphael
Area	MB - Monarch Beach
Subdivision	California Cortina (CCOR)
City	Dana Point
County	Orange
Zip Code	92629

## Amenities

Amenities	Controlled Access, Management
Parking Spaces	2
Parking	Garage, Direct Access
# of Garages	2
Garages	Garage, Direct Access
View	Neighborhood, Ocean, Panoramic
Pool	None
Security	Gated Community

## Exterior

Lot Description	Back Yard, Landscaped
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## Interior

Interior	Wood, Carpet
Interior Features	Ceiling Fan(s), Bedroom on Main Level, Main Level Primary, Quartz Counters
Appliances	Electric Cooktop, Freezer, Gas Oven, Microwave, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	November 28th, 2023
Days on Market	91
Short Sale	N
RE / Bank Owned	N

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