

\$3,599,000 - 32472 Adriatic Drive, Dana Point

MLS® #OC22232219

\$3,599,000

3 Bedroom, 3.00 Bathroom, 2,938 sqft
Residential on 0 Acres

Monarch Bay Terrace (MBT), Dana Point,

Quiet, private and ocean views! Wake up in the morning and relax at sunset with sit down ocean and Catalina Island views from the private terrace and front rooms of this hideaway! A lovely flagstone walkway leads up to the impressive ocean view terrace and lawn bordered by colorful flower gardens, a perfect venue for relaxing, entertaining and enjoying dramatic Catalina sunsets. Stepping through the front door, one is greeted by a unique custom designed natural stone waterfall design which is flooded with natural light. The adjoining ocean view living room boasts a fireplace with stone surround and an abundance of windows which capture the view. The open concept floor plan leads directly to the dining room with nice natural light and the family room which looks out over the putting green in the back yard. Saltillo tile floor and new carpet lend to a fresh, bright bright ambiance. The cheery kitchen has great storage, a central island, European style cabinets and granite counter tops. A separate laundry room is located conveniently off the kitchen and leads to the backyard. The two large guest rooms are nicely separated and are served by two additional bathrooms. A massive and impressive primary bedroom suite has a very large bedroom area, a roomy sitting room with fireplace and TV niche, walk in closet and a large bathroom area with separate tub and shower. The suite looks out over the truly charming backyard with a spacious flagstone patio, well designed putting



green, garden lighting, a picnic table nestled in the trees and a wonderful private, woodsy atmosphere. This huge property includes a two car garage, a very long driveway with extra parking and a large wooded slope behind the current flat area. Come, enjoy and add your own inspirations to make your dreams come true with this wonderful ocean view home in beautiful Dana Point near beaches, harbor, golfing, wonderful restaurants, and luxury resort hotels.

Built in 1964

Essential Information

MLS® #	OC22232219
Price	\$3,599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	2,938
Acres	0.35
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sue Stanton
Listing Office	Coldwell Banker Realty

Community Information

Address	32472 Adriatic Drive
Area	MB - Monarch Beach
Subdivision	Monarch Bay Terrace (MBT)
City	Dana Point
County	Orange
Zip Code	92629

Amenities

Amenities	Management
Utilities	Sewer Connected, Water Connected

Parking Spaces	2
# of Garages	2
View	Catalina, Ocean
Pool	None

Exterior

Lot Description	Trees
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Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Granite Counters, All Bedrooms Up, Bedroom on Main Level, Main Level Primary, Primary Suite
Appliances	Dishwasher, Electric Oven, Gas Cooktop, Microwave, Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
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Additional Information

Date Listed	October 30th, 2022
Days on Market	176
Short Sale	N
RE / Bank Owned	N

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