

# \$2,100,000 - 35295 Camino Capistrano, Dana Point

MLS® #OC22244164

---

## \$2,100,000

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

Bluff Area Properties (BP), Dana Point,

CAN CLOSE QUICKLY ON PARCEL #2:  
PANORAMICALLY PERCHED ABOVE THE  
PACIFIC! Build your dream home and live like  
oceanfront. Or develop for rich rewards with  
nearby sales \$6M - \$11M and over \$2k/sf.  
Here's a rare blufftop opportunity with  
unobstructed ocean-view frontage a few  
hundred feet from Capo Beach. Located near  
every convenience, 5 major airports, new  
Lantern District, and soon-to-be-new Dana  
Point Harbor. This Parcel 2 of Lot 18 offers  
over 68' unobstructed view frontage and 56'  
street frontage. Its Subdivision moved through  
Coastal Commission and recorded. Topo  
Survey & Preliminary Geotech are in hand.  
Bluff Edge & Factor-of-Safety are identified.  
Utilities & Hydrants are in-street. City  
confirmed storm drain is not an issue. Home  
on left has been demolished to build luxe  
single-level further from bluff edge = wider  
views for all. Parcel 3 to right sold with stated  
intent to be held as vacant land. Come see to  
realize your dreams!

Information taken from public sources,  
professional reports, and Seller  
representations. Measurements & data are  
approximate. Buyer shall not rely upon this  
solely, but shall complete own investigations.



## Essential Information

MLS® #	OC22244164
Price	\$2,100,000

Bathrooms	0.00
Acres	0.32
Type	Land
Status	Closed
Listing Agent	Jennifer Nunnikhoven
Listing Office	Berkshire Hathaway HomeService

## Community Information

Address	35295 Camino Capistrano
Area	CB - Capistrano Beach
Subdivision	Bluff Area Properties (BP)
City	Dana Point
County	Orange
Zip Code	92624

## Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available
View	Bluff, Catalina, City Lights, Coastline, Ocean, Panoramic, Water
Waterfront	Across the Road from Lake/Ocean, Ocean Side Of Freeway

## Exterior

Lot Description	Bluff, Sloped Down, Near Park
-----------------	-------------------------------

## Additional Information

Date Listed	November 18th, 2022
Days on Market	217
Zoning	R1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of May 7th, 2024 at 3:11pm PDT. 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.