

# **\$2,450,000 - 35291 Camino Capistrano, Dana Point**

MLS® #OC22255025

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**\$2,450,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

Capo Beach Blufftop, Dana Point,

ONE OF TWO PARCELS FOR SALE  
PERCHED ABOVE THE PACIFIC WITH  
UNOBSTRUCTED OCEAN-VIEW  
FRONTAGE. Build your dream home and live  
like oceanfront. Or develop for rich rewards:  
comps \$6M-\$12M and over \$2k/sf. In South  
Orange County near every convenience, new  
Lantern District, soon-to-be-new Dana Point  
Harbor, and 5 major airports. Get in now for  
value before harbor redevelopment. Rare  
adjacent blufftop land opportunities by the  
beach with unobstructed ocean views.  
Subdivision recorded. Survey & Preliminary  
Geotech are in hand. Bluff Edge &  
Factor-of-Safety identified. Utilities & Hydrants  
in-street. This is Parcel 3 of Lot 18 potential  
build with over 59' curb and 55' unobstructed  
ocean view frontages. Property to south  
demolished to build luxe single level further  
from bluff = wider views for all. Come make  
your dream a reality!  
Contact us for details and to connect with local  
building services & lenders. Information taken  
from public sources, professional reports, and  
Seller representations. Measurements & data  
are approximate. Buyer shall not rely upon this  
but shall complete own investigations to  
determine accuracy/suitability.



## **Essential Information**

MLS® #	OC22255025
Price	\$2,450,000

Bathrooms	0.00
Acres	0.28
Type	Land
Status	Closed
Listing Agent	Jennifer Nunnikhoven
Listing Office	Berkshire Hathaway HomeService

## Community Information

Address	35291 Camino Capistrano
Area	CB - Capistrano Beach
Subdivision	Capo Beach Blufftop
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, Near Park
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## Additional Information

Date Listed	December 23rd, 2022
Days on Market	98
Zoning	R1 (RSF3 setbacks)
Short Sale	N
RE / Bank Owned	N

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