

\$8,700,000 - 35341 Beach Road, Dana Point

MLS® #OC23004247

\$8,700,000

5 Bedroom, 7.00 Bathroom, 3,861 sqft
Residential on 0 Acres

Beach Road Custom (BR), Dana Point,

Your search for the ultimate oceanfront home has come to an end on guard-gated Beach Road in Capistrano Beach with this extraordinary custom residence designed by Jack Garland Architect. Known for their extraordinary homes, Mur-Sol Builders performed the construction on the project with Barclay Butera handling the exquisite interior design. Located on the sand, the open and bright design offers a front-row seat to priceless ocean, whitewater, beach and coastline views from both levels. The generously sized floorplan features five ensuite bedrooms, most with walk-in closets, six-and-one-half baths, an elevator, temperature-controlled wine room, dining room with wet bar, and a sunny great room with fireplace and slide-away doors to a beach-side patio. The residence was constructed on a state-of-the-art raised caisson foundation system to help manage the elements of living on the beach. No expense has been spared on designer-selected finishes and appointments, including extensive marble and stone, whole-house audio with high-end audio/video components, floating under-lit vanities, custom motorized window treatments, state-of-the-art Wi-Fi and technology, an attached two-car garage and three additional private parking spaces opposite the residence. Open to the great room and dining room, a chef's kitchen with oversized island showcases bar seating, Calacatta marble countertops, custom cabinetry, and



top-of-the-line Sub-Zero, Wolf and Asko appliances, including a dual-fuel six-burner range with pot filler. Panoramic Pacific vistas enrich the five-star primary suite, which is home to a fireplace-warmed sitting room, an outdoor balcony overlooking the beach, an enormous walk-in closet with dressing area, vaulted ceiling, sit-down vanity, and privacy glass that switches from clear to opaque with the flip of a switch. A seaside patio is ideal for entertaining, and a convenient mud room with bath offers outdoor access, making it the first stop for an after-swim shower. Coastal contemporary architecture is embellished with traditional-style siding. The homesite continues across the sand to the median high-tide line. This private community offers the perfect mix of exclusivity to attract those that just want to put their feet in the sand and own a unique piece of the California Coast.

Built in 2019

Essential Information

MLS® #	OC23004247
Price	\$8,700,000
Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	3,861
Acres	0.11
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Cody Roe
Listing Office	eXp Realty of California Inc

Community Information

Address	35341 Beach Road
Area	CB - Capistrano Beach
Subdivision	Beach Road Custom (BR)
City	Dana Point
County	Orange
Zip Code	92624

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete, Detached Carport, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, On Site, Private, Storage
# of Garages	2
Garages	Concrete, Detached Carport, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, On Site, Private, Storage
View	Bluff, Catalina, Coastline, Harbor, Marina, Ocean, Panoramic, Pier, Water
Waterfront	Beach Access, Beach Front, Ocean Access, Ocean Front, Ocean Side Of Highway
Pool	None
Security	Security System, Closed Circuit Camera(s), Carbon Monoxide Detector(s), Fire Detection System, Security Gate, Gated with Guard, Gated Community, Key Card Entry, Smoke Detector(s), Security Guard, Security Lights

Exterior

Exterior Features	Awning(s), Fire Pit
Lot Description	0-1 Unit/Acre, Sprinklers In Front, Landscaped
Windows	Custom Covering(s), Tinted Windows
Foundation	Pillar/Post/Pier

Interior

Interior	Wood
Interior Features	Wet Bar, Balcony, Central Vacuum, Dry Bar, Elevator, High Ceilings, Living Room Deck Attached, Open Floorplan, Recessed Lighting, Storage, Wired for Data, Bar, Wired for Sound, All Bedrooms Up, Primary Suite, Wine Cellar, Walk-In Closet(s)
Appliances	6 Burner Stove, Dishwasher, Gas Cooktop, Gas Oven, Gas Range, Ice Maker, Microwave, Refrigerator, Range Hood, Tankless Water Heater, Vented Exhaust Fan, Dryer, Washer
Heating	Central, High Efficiency

Cooling	Central Air, Dual, High Efficiency
Fireplace	Yes
Fireplaces	Gas, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Palisades
Middle	Shorecliff
High	San Juan Hills

Additional Information

Date Listed	January 3rd, 2023
Days on Market	97
Short Sale	N
RE / Bank Owned	N

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