

\$5,195,000 - 35561 Beach Road, Dana Point

MLS® #OC23035552

\$5,195,000

3 Bedroom, 4.00 Bathroom, 2,482 sqft
Residential on 0 Acres

Beach Road Custom (BR), Dana Point,

Bright and modern, classic and charming, this one-of-a-kind oceanfront home on Capo Beachâ€™s guard-gated Beach Road in Dana Point tells one story on the outside and another indoors. Enriched by breathtaking ocean, beach, whitewater, Catalina Island and coastline views, the residence exudes quintessential beach-cottage style with a shingled exterior and an inviting Dutch entry door. Inside, views flow directly through a completely reimagined and rebuilt interior that complements indoor/outdoor living with a disappearing wall of La Cantina glass doors. Exceptionally private, the main-level deck is larger than most in the community and features an extended concrete-framed open-air fireplace. Wood-look tile flooring continues from the deck into the homeâ€™s open-concept living area, which includes a great room with automatic roller shades, a dining room, and a custom chefâ€™s kitchen with an island, breakfast bar, white cabinetry, quartz countertops and a pantry. Ideal for fun-filled get-togethers and simple evenings at home, the kitchen shines with a pro-sized range, a Dacor drawer microwave and a double-wide built-in fridge. Beyond the kitchen awaits a versatile game room that can easily be used as a 4th sleeping area or a home office. An attached two-car garage features epoxy flooring, built-in cabinets and utility sink, and the property can accommodate parking for 5 vehicles. This property boasts a truly exceptional private beach that reaches up to



the median high tide line, providing a peaceful and tranquil atmosphere. The residence is designed on two levels, with 3 ensuite bedrooms already in place and the potential to effortlessly incorporate a fourth private sleeping area. Both secondary bedrooms are located on the first floor, with one featuring built-in bunk beds. The second floor is home to a primary suite with a balcony that offers spectacular 180° views, a sitting area with wet bar, and a luxurious tile-finished bath featuring a jetted tub and separate shower. Skylights and high ceilings reinforce the home's bright and open feel, and custom tilework, whole-house audio, heated floors in every bath, and a powder room with backlit stone lend an upscale contemporary vibe. Residents of Beach Road are close to Dana Point's popular Lantern District, Dana Point Harbor, coastal trails, San Clemente's historic pier and Laguna Beach. HOA dues are under \$100 per month at Beach Road, which encompasses nearly 1.5 miles of private beach and approximately 185 homes.

Built in 1949

Essential Information

MLS® #	OC23035552
Price	\$5,195,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,482
Acres	0.11
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed

Listing Agent	Doug Echelberger
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	35561 Beach Road
Area	CB - Capistrano Beach
Subdivision	Beach Road Custom (BR)
City	Dana Point
County	Orange
Zip Code	92624

Amenities

Amenities	Controlled Access, Pets Allowed, Guard, Security, Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Direct Access, Driveway Level, Driveway, Garage Faces Front, Garage, Garage Door Opener, On Site, Paved, Private, Garage Faces Side, Storage
# of Garages	2
Garages	Direct Access, Driveway Level, Driveway, Garage Faces Front, Garage, Garage Door Opener, On Site, Paved, Private, Garage Faces Side, Storage
View	Bluff, Catalina, City Lights, Coastline, Hills, Neighborhood, Ocean, Panoramic, Water
Waterfront	Beach Access, Beach Front, Ocean Access, Ocean Front, Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None
Security	Prewired, Fire Detection System, Fire Sprinkler System, Gated with Guard, Gated Community, Gated with Attendant, 24 Hour Security, Smoke Detector(s), Security Guard

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Front Yard, Landscaped, Street Level, Yard
Windows	Blinds, Double Pane Windows, Roller Shields, Skylight(s)
Roof	Flat

Interior

Interior	Carpet, Tile, Wood
Interior Features	Beamed Ceilings, Wet Bar, Built-in Features, High Ceilings, Open Floorplan, Pantry, Paneling/Wainscoting, Quartz Counters, Stone Counters, Recessed

	Lighting, Storage, Wood Product Walls, Wired for Sound, Bedroom on Main Level, Primary Suite, Walk-In Closet(s)
Appliances	6 Burner Stove, Built-In Range, Convection Oven, Dishwasher, Electric Oven, Freezer, Gas Cooktop, Disposal, Ice Maker, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Vented Exhaust Fan, Water To Refrigerator
Cooling	Central Air, Dual, Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Gas, Outside
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Palisades
Middle	Shorecliff
High	San Juan Hills

Additional Information

Date Listed	March 2nd, 2023
Days on Market	86
Short Sale	N
RE / Bank Owned	N

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