

# **\$1,750,000 - 33554 Halyard Drive, Dana Point**

MLS® #OC23040397

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## **\$1,750,000**

2 Bedroom, 2.00 Bathroom, 1,390 sqft

Residential on 0 Acres

Townhomes-Seaterrace (N.S.) (NST), Dana Point,

This rare, single story home is located in the desirable beach community of Niguel Shores. Enjoy sunsets and ocean views from the private beach bluff with ample green space, parking and direct access to Strands Beach. This home is walking distance to the bluff, or better yet, throw your picnic and surfboards in your golf cart and head to the beach bluff. The first thing you will notice entering this home is the private courtyard with a lovely garden area leading to Dutch front door. The spacious kitchen with a garden view is complete with granite counter tops, soft close drawers and cabinets, and 3 Lazy Susan corner cabinets. A large dining area sits next to the kitchen and is appointed with a built-in hutch and space for a wine fridge. The living room features an extra wide gas fireplace and a view of the side garden. Both bedrooms feature walk-in closets and French doors to the exterior of the home. The entire home is bright with natural light coming through the ample number of windows with plantation shutters. The fully finished garage is complete with epoxy flooring and stairs to the overhead storage space. The top notch amenities of the community include a 24 hour staffed guard gate, clubhouse, a Jr. Olympic sized pool with spa and locker rooms, pickle ball courts, tennis courts, and due to be completed this year, is a multi-use sport court, bocce ball, an expanded children's play equipment area and a walking track. This community has many green spaces in which to enjoy the beautiful sunsets. Exercise or walk



your dog along the wonderful walking paths throughout the entire community. There is easy access to a walking path from the backyard of this home. The community of Niguel Shores is centrally located to world class dining, shopping and resorts. This community offers many events to multi-generational residents, there are community volunteer opportunities and reasonable HOA fees. This home and community will not disappoint.

Built in 1972

**Essential Information**

MLS® #	OC23040397
Price	\$1,750,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,390
Acres	0.08
Year Built	1972
Type	Residential
Sub-Type	Townhouse
Style	Bungalow
Status	Closed
Listing Agent	John Leffler
Listing Office	Gatehouse Properties

**Community Information**

Address	33554 Halyard Drive
Area	MB - Monarch Beach
Subdivision	Townhomes-Seaterrace (N.S.) (NST)
City	Dana Point
County	Orange
Zip Code	92629

**Amenities**

Amenities	Clubhouse, Sport Court, Paddle Tennis, Playground, Pickleball, Pool,
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	Racquetball, Spa/Hot Tub, Tennis Court(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	4
Parking	Driveway Up Slope From Street, Garage Faces Front, Garage, Garage Door Opener, Guarded
# of Garages	2
Garages	Driveway Up Slope From Street, Garage Faces Front, Garage, Garage Door Opener, Guarded
View	Park/Greenbelt
Has Pool	Yes
Pool	Community, Association
Security	Gated with Attendant

## Exterior

Lot Description	Yard
Windows	Double Pane Windows
Roof	Concrete, Tile
Foundation	Slab

## Interior

Interior	Laminate
Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, Open Floorplan, Recessed Lighting, All Bedrooms Down
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
Elementary	R.H. Dana
Middle	Marco Forester
High	Dana Hills

## Additional Information

Date Listed	March 17th, 2023
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Days on Market      53

Short Sale            N

RE / Bank Owned    N

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