

\$495,000 - 25432 Sea Bluffs Dr. # 101, Dana Point

MLS® #OC23042399

\$495,000

2 Bedroom, 2.00 Bathroom, 1,355 sqft
Residential on 0 Acres

Sea Bluffs At Dana Point (SBDP), Dana Point,

Welcome to the Fountains at Sea Bluffs- Your perfect coastal retirement home! This private retreat offers an exclusive lifestyle that supports a carefree, fun-filled place to live with abundant options, chef-prepared cuisine, and a vibrant lifestyle! This coveted corner location with a wrap-around patio is perfect for relaxing and your furry friend will enjoy it as well! This is a full-service Retirement Community- 62+ offering the very best of luxury living in coastal Orange County, there is nothing else like it! The Capistrano floorplan features two bedrooms and over 1350 sq. ft. of single level living space. Living and dining areas, kitchen with a breakfast nook, two baths, fireplace, and ample closet space. The Clubhouse fees includes a chauffeured car service to take you shopping, to doctors' appointments, church, wherever you need to go! Residents enjoy meals prepared by a professional chef in the stunning ocean view dining room at Les Fontaine and weekly housecleaning. No maintenance worries because it's included. Your electrical, water, heating/air, and basic cable are also included! Your new community also features 24/7 resident attendant/concierge. Residents enjoy the selection of exciting daily activities, including happy hour, Monday-Friday! The community offers a Mind and Body Wellness program with unlimited access to all the classes! Additionally, you can enjoy the heated outdoor pool, fitness center with sauna, steam room and spa, wellness center, well stocked library,



arts studio, computer center, reception and television lounges, card, and game room fireside room for socializing and secure underground parking. Life at the Fountains is like living in an all-inclusive resort-only better! Just minutes from Dana Point Harbor, youâ€™ll have easy access to all your favorite pastimes, strolling through the harbor, fishing, or catching a sunset on the beach. Welcome Home! The monthly fees are approximately: \$3,750 Clubhouse, HOA \$660, second person fee of \$2100 applies if applicable. This Clubhouse fee includes: Breakfast daily and 20 dinner meals per month, all utilities and basic cable, all maintenance on the unit including the appliances, weekly housecleaning, insurance for the unit, car service, 24/7 resident concierge and Happy Hour Monday-Friday. For more information visit the website: <https://seabluffs.watermarkcommunities.com/>

Built in 2004

Essential Information

MLS® #	OC23042399
Price	\$495,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,355
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	Sandra Marquez
Listing Office	Re/Max Coastal Homes

Community Information

Address	25432 Sea Bluffs Dr. # 101
Area	DO - Del Obispo
Subdivision	Sea Bluffs At Dana Point (SBDP)
City	Dana Point
County	Orange
Zip Code	92629

Amenities

Amenities	Billiard Room, Clubhouse, Electricity, Fitness Center, Maintenance Grounds, Game Room, Insurance, Meeting Room, Management, Outdoor Cooking Area, Barbecue, Pool, Pet Restrictions, Pets Allowed, Recreation Room, Sauna, Spa/Hot Tub, Storage, Trail(s), Trash, Cable TV
Utilities	Cable Connected, Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Assigned, Community Structure
# of Garages	1
Garages	Assigned, Community Structure
View	Neighborhood, Trees/Woods
Has Pool	Yes
Pool	Community, Fenced, Gunite, Heated, Lap, Association
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, 24 Hour Security, Resident Manager, Smoke Detector(s)

Exterior

Windows	Double Pane Windows
Roof	Spanish Tile
Foundation	Slab

Interior

Interior	Laminate, Tile
Interior Features	Built-in Features, Block Walls, Granite Counters, Open Floorplan, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Electric Range, Disposal, Microwave, Refrigerator, Water To Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
Stories	One

School Information

District Capistrano Unified

Additional Information

Date Listed February 25th, 2023
Days on Market 64
Short Sale N
RE / Bank Owned N

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