

# **\$2,495,000 - 34082 Bedford Lane, Dana Point**

MLS® #OC23048990

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## **\$2,495,000**

3 Bedroom, 4.00 Bathroom, 2,936 sqft  
Residential on 0 Acres

Village At Dana Point (VDP), Dana Point,

Enjoy breathtaking Ocean views from this stunning updated home located on a single loaded street in the beautiful community of the Village at Dana Point. This two-story home, located within walking distance to the harbor and beach, offers an open floor plan with high ceilings, top-of-the-line custom finishes, and special attention to the details throughout---from the elegantly lit staircase accented by a hand-forged handrail, to the exquisite granite and tile work on the fireplaces in the living room and primary bedroom.

The main floor offers spacious living and dining rooms, with a slider leading to a balcony overlooking both ocean and hillside, as well as the idyllic neighborhood itself. Also on the main floor is a powder room, a media room with it's own full bath, and a sleek, modern office with a floor-to-ceiling sliding glass door for sunlit privacy. The wide hallway with ample storage space leads to the heart of the home and the truly magnificent kitchen. High-end appliances punctuate this space - a Monogram refrigerator, a Dacor cooktop, Miele double oven/microwave and a Miele dishwasher along with custom Thermofoil cabinets designed to maximize space and a built-in wine refrigerator. The appliance garage allows for an immaculate countertop space; and the kitchen window seat is the ultimate relaxation spot in which to enjoy a gorgeous sunrise, over morning tea. Enjoy the rolling hills and seaside views in the daytime and city lights at night while cooking and entertaining amid the



thoughtfully-designed open floor plan. The main floor staircase leads to the lower level, containing three bedrooms, including the primary bedroom with a large walk-in closet, built-ins, and en-suite bath. The luxurious primary bathroom is a destination of its own, with a two-person tub and a large shower. Another full bath and the laundry space are located on the bedroom level. Both the primary suite and guest bedroom allow for access to the architecturally-landscaped and drought friendly succulent garden. All design elements of this gem were conceived with aesthetic and eco-conscious objectives, including a 90-solar-panel feature on the rooftop that has generated enough energy to negate electric bills for over 14 years, and an EV Tesla charger in garage. This home has it all, modern design with class, it's coastal living at its best -- an absolute must-see.

Built in 1990

## Essential Information

MLS® #	OC23048990
Price	\$2,495,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,936
Acres	0.19
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Listing Agent	Shahr Joharyreyes
Listing Office	Surterre Properties Inc

## Community Information

Address	34082 Bedford Lane
Area	DO - Del Obispo
Subdivision	Village At Dana Point (VDP)
City	Dana Point
County	Orange
Zip Code	92629

## Amenities

Amenities	Pool, Spa/Hot Tub
Utilities	Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	3
Parking	Door-Multi, Direct Access, Driveway, Electric Vehicle Charging Station(s), Garage Faces Front, Garage, Garage Door Opener
# of Garages	3
Garages	Door-Multi, Direct Access, Driveway, Electric Vehicle Charging Station(s), Garage Faces Front, Garage, Garage Door Opener
View	City Lights, Coastline, Hills, Neighborhood, Ocean, Panoramic
Has Pool	Yes
Pool	Community, Association
Security	Closed Circuit Camera(s), Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	0-1 Unit/Acre, Back Yard, Drip Irrigation/Bubblers, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Timer, Sprinkler System
Windows	Custom Covering(s), Double Pane Windows
Roof	Tile
Foundation	Slab

## Interior

Interior	Tile, Wood
Interior Features	Balcony, High Ceilings, Open Floorplan, Recessed Lighting, Two Story Ceilings, Wired for Sound, All Bedrooms Down, Primary Suite, Walk-In Closet(s)
Appliances	Built-In Range, Convection Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Water Softener, Tankless Water Heater, Dryer, Washer
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air

Fireplace	Yes
Fireplaces	Gas, Living Room, Primary Bedroom
Stories	Two

**School Information**

District	Capistrano Unified
Elementary	Dana
Middle	Marco Forester
High	Dana Hills

**Additional Information**

Date Listed	March 23rd, 2023
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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