

# **\$1,480,000 - 35224 Camino Capistrano #5 # 5, Dana Point**

MLS® #OC23049334

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**\$1,480,000**

3 Bedroom, 3.00 Bathroom, 1,646 sqft  
Residential on 0 Acres

Capistrano Heights (CPH), Dana Point,

A rare opportunity to own an ocean breeze home in exclusive Camino Heights. Located in a quaint cul-de-sac consisting of seven homes across the street from multi-million dollar properties on the bluff overlooking the ocean. This is beautiful coastal living in a highly upgraded pride of ownership home. The gourmet kitchen has custom Eric Allen cabinets, gorgeous granite countertops, and all stainless-steel appliances. The dining room includes beautiful custom Milgard French doors with white shutters that open onto the outside patio area, perfect for indoor/outdoor entertaining. The cozy family room has a painted brick fireplace and a custom mantel with shell appliques. Beautiful "Acacia hand scraped" wood flooring runs throughout the downstairs. Upstairs is a beautiful primary bedroom with a lovely shuttered sliding door that provides an ocean breeze, and peak-a-boo ocean view along with two operating skylights. The totally remodeled attached primary bathroom has Eric Allen custom cabinets, Emperor light marble countertops and a tiled walk-in shower. All interior doors have been replaced with "beachy" louvered doors. The property has high quality Milgard Tuscan tinted windows, a whole house Attic-Comfort fan and Madera Tile Roof with a lifetime warranty. The CC & R's were rewritten providing for lot ownership that allows expansion. This fabulous location is a short walk to the amazing Pines Park for spectacular sunsets. Experience beach life at



its finest!

Built in 1976

## Essential Information

MLS® #	OC23049334
Price	\$1,480,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,646
Acres	0.07
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Listing Agent	Cheryl Eagleson
Listing Office	HomeSmart, Evergreen Realty

## Community Information

Address	35224 Camino Capistrano #5 # 5
Area	CB - Capistrano Beach
Subdivision	Capistrano Heights (CPH)
City	Dana Point
County	Orange
Zip Code	92624

## Amenities

Amenities	Dog Park
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Assigned, Direct Access, Garage Faces Front, Garage, Garage Door Opener, Paved
# of Garages	2
Garages	Assigned, Direct Access, Garage Faces Front, Garage, Garage Door Opener, Paved

View	Ocean, Peek-A-Boo, Water
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Lighting
Lot Description	0-1 Unit/Acre, Cul-De-Sac, Garden, Landscaped, Near Park, Sprinkler System
Windows	Double Pane Windows, French/Mullioned, Plantation Shutters, Skylight(s)
Roof	Concrete, Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Balcony, Ceiling Fan(s), Crown Molding, Cathedral Ceiling(s), Granite Counters, High Ceilings, Recessed Lighting, All Bedrooms Up, Attic, Walk-In Closet(s)
Appliances	Convection Oven, Double Oven, Dishwasher, Free-Standing Range, Gas Cooktop, Disposal, Gas Oven, Gas Range, Microwave, Range Hood, Water Heater
Heating	Central
Cooling	Whole House Fan, Attic Fan
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Palisades
Middle	Shorecliff
High	San Clemente

## Additional Information

Date Listed	May 1st, 2023
Days on Market	22
Short Sale	N
RE / Bank Owned	N

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