

\$2,949,999 - 23201 Mindanao Circle, Dana Point

MLS® #OC23061368

\$2,949,999

3 Bedroom, 2.00 Bathroom, 2,212 sqft
Residential on 0 Acres

Monarch Bay Terrace (MBT), Dana Point,

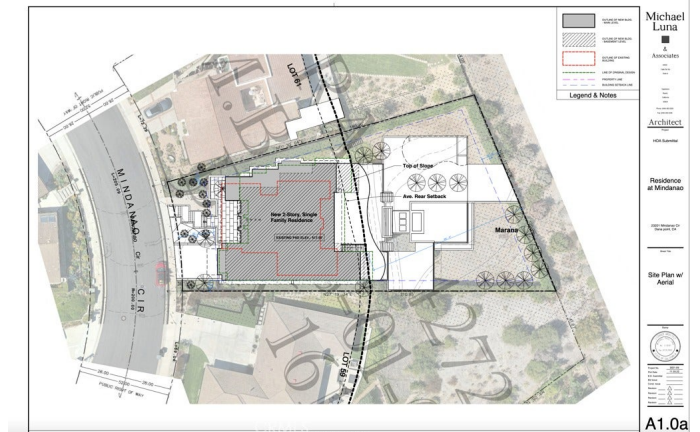
Welcome to 23201 Mindanao Circle, an exquisite single-level home nestled in the highly sought-after Monarch Bay Terrace community of Dana Point, California. This captivating 3-bedroom, 2-bathroom gem is perfect for investors and home buyers alike, offering a spacious open floor plan with 2,212 sqft of living space and situated on an impressive 17,550 sqft cul-de-sac view lot.

As you step through the front door, prepare to be amazed by the sweeping panoramic views of Saddleback mountains, golf course, and dazzling city lights. The home's open floor plan is bathed in natural light, accentuated by the elegant french oak flooring, vaulted ceilings, and a cozy gas fireplace. Central AC ensures comfort throughout the year, while the 2-car attached garage offers ample parking and storage.

The heart of this home is the family room with 9-foot floor-to-ceiling sliding glass doors that invite you to enjoy the breathtaking views from the comfort of your living room or step out into the expansive, fully-fenced backyard – the perfect oasis for indoor outdoor living and entertaining.

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Located in one of the most upscale beach-close communities in Southern California, this stunning home is mere minutes from world-class beaches, the private Monarch Beach Club, 5-star resorts, surfing, golfing,



tennis, Dana Point Harbor, and a variety of hiking and biking trails. Plus, indulge in the vibrant arts scene and shopping at nearby Laguna Beach, known for its charming art galleries and boutiques. Live your best life embracing the best of coastal living. From the rear portion of the backyard you do get a peek ocean view.

Some of the exterior photos have been virtually enhanced. Don't miss this rare opportunity to own a piece of paradise at 23201 Mindanao Circle – where luxury meets coastal living. Contact us today to schedule a private showing and make this dream home your reality!

Built in 1975

Essential Information

MLS® #	OC23061368
Price	\$2,949,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,212
Acres	0.40
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Custom
Status	Closed
Listing Agent	Tony Maniaci
Listing Office	Engel & Voelkers Laguna Beach

Community Information

Address	23201 Mindanao Circle
Area	MB - Monarch Beach
Subdivision	Monarch Bay Terrace (MBT)
City	Dana Point

County	Orange
Zip Code	92629

Amenities

Amenities	Insurance, Maintenance Grounds, Management, Utilities
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Phone Available, Underground Utilities
Parking Spaces	4
Parking	Driveway, Garage, Concrete, Direct Access, Door-Multi, Garage Door Opener, Garage Faces Front, Oversized
# of Garages	2
Garages	Driveway, Garage, Concrete, Direct Access, Door-Multi, Garage Door Opener, Garage Faces Front, Oversized
View	City Lights, Golf Course, Hills, Mountain(s), Panoramic, Park/Greenbelt
Pool	None
Security	Carbon Monoxide Detector(s), Security System, Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Sloped Down, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Sprinkler System, Yard
Windows	Double Pane Windows, Insulated Windows
Roof	Concrete
Construction	Stucco
Foundation	Slab

Interior

Interior	Wood
Interior Features	Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Cathedral Ceiling(s), High Ceilings, Main Level Primary, Primary Suite, Recessed Lighting, Unfurnished, Walk-In Closet(s)
Appliances	Dishwasher, Gas Water Heater, Disposal, Double Oven, Dryer, Electric Cooktop, Freezer, 6 Burner Stove, Refrigerator, Self Cleaning Oven, Vented Exhaust Fan, Washer, Water Heater
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas

# of Stories	1
Stories	One

School Information

District	Capistrano Unified
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Additional Information

Date Listed	June 6th, 2023
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Days on Market	124
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Short Sale	N
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RE / Bank Owned	N
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