

# \$2,349,000 - 34619 Via Catalina, Dana Point

MLS® #OC23064163

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## \$2,349,000

4 Bedroom, 3.00 Bathroom, 2,110 sqft

Residential on 0 Acres

None, Dana Point,

Welcome to Via Catalina, a newly constructed seaside townhome that seamlessly combines opulence and coastal living. This modern abode offers an open floor plan with endless opportunity for entertaining and functional everyday enjoyment. Ample natural light fills the 4 bedroom, 3 bathroom home through abundant skylights. There are countless notable features throughout the property including Spanish Porcelonosa tile floors throughout, a stately floating staircase ascending to the second floor, Pedini Italian design cabinetry in the kitchen, Bosch built in appliances, solar power system, and custom built in closet organizers by California Closets. Enjoy sun-filled days on your private back patio which is right off the main living area, or on your roof top deck with an ever present sea breeze and views of the sparkling Pacific Ocean. This coastal abode is just minutes from the upscale Lantern District, Dana Point Harbor, and some of the best beaches in Southern California.

Built in 2022

## Essential Information

MLS® #	OC23064163
Price	\$2,349,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	2,110
Acres	0.12
Year Built	2022
Type	Residential
Sub-Type	Townhouse
Style	Modern
Status	Closed
Listing Agent	Katrina Smith
Listing Office	Pinpoint Properties

## Community Information

Address	34619 Via Catalina
Area	CB - Capistrano Beach
Subdivision	None
City	Dana Point
County	Orange
Zip Code	92624

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Ocean
Waterfront	Across the Road from Lake/Ocean, Beach Access
Pool	None

## Exterior

Exterior Features	Rain Gutters
Windows	Double Pane Windows

## Interior

Interior Features	Balcony, Multiple Staircases, Open Floorplan, Stone Counters, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Closet(s)
Appliances	Built-In Range, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Microwave, Refrigerator, Range Hood, Tankless Water Heater, Vented Exhaust Fan

Heating	Central, ENERGY STAR Qualified Equipment
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
Fireplaces	Electric, Living Room
# of Stories	2
Stories	Two

### School Information

District	Capistrano Unified
Elementary	Palisades
Middle	Shorecliff
High	Dana Hills

### Additional Information

Date Listed	April 19th, 2023
Days on Market	152
Short Sale	N
RE / Bank Owned	N

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