

\$1,500,000 - 23802 Ionian Bay, Dana Point

MLS® #OC23081997

\$1,500,000

2 Bedroom, 2.00 Bathroom, 1,277 sqft
Residential on 0 Acres

Gardens (Inland of PCH) (NSI), Dana Point,

Hereâ€™s your opportunity to live the beach lifestyle! This 2 bed, 2 bath fixer will allow you to design your new home exactly how you want it. This single family detached home is gated so you can enjoy the private front grassed yard or the back patio area. The open floorplan is inviting and perfect for entertaining. The living and dining areas showcase beautiful wood vaulted ceilings. The living room is cozy with a fireplace and built-in shelf unit. This home is filled with light as there are 5 sliding glass doors. One in the dining room, the living room has two, and the second bedroom has one, that all connect to the back yard. The primary bedroom also has a sliding glass door that connects to the atrium, perfect for morning coffee. The primary bedroom has a roomy closet and an ensuite with a shower. There are also 2 skylights â€“ one in the hall bath and the other is in the hallway. The laundry area is located in a separate section of the garage. There is direct access to the 2-car garage and 2 cars can also park in the driveway. The home is located on a cul-de-sac street and close to the community bridge that takes you to a private picnic area which has a staircase that leads to beach access! The Niguel Shores Community is a 24-hour guard gated and offers many great amenities! It boasts a Jr. Olympic size pool, spa, tennis, pickleball, sports courts, play area, sauna, outside fireplace, and clubhouse with a kitchen. Nearby are the Ritz Carlton, the Waldorf Astoria Monarch Beach Resort, Dana



Point Marina, and the Monarch Beach Golf Links, Dana Point Library, and Laguna Beach. The ocean is calling!

Built in 1973

Essential Information

MLS® #	OC23081997
Price	\$1,500,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,277
Acres	0.09
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Maryann Cortez
Listing Office	Realty One Group West

Community Information

Address	23802 Ionian Bay
Area	MB - Monarch Beach
Subdivision	Gardens (Inland of PCH) (NSI)
City	Dana Point
County	Orange
Zip Code	92629

Amenities

Amenities	Clubhouse, Controlled Access, Sport Court, Fire Pit, Meeting/Banquet/Party Room, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pickleball, Pool, Pets Allowed, Racquetball, Recreation Room, Guard, Sauna, Spa/Hot Tub, Security, Tennis Court(s)
Utilities	Electricity Available, Sewer Connected, Water Available
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage

View	None
Waterfront	Ocean Access
Has Pool	Yes
Pool	Association
Security	Gated with Guard

Exterior

Lot Description	0-1 Unit/Acre, Back Yard, Close to Clubhouse, Cul-De-Sac, Front Yard
Windows	Skylight(s)

Interior

Interior	Carpet, Tile
Interior Features	High Ceilings, Open Floorplan, Tile Counters, Unfurnished, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite
Heating	Central, Fireplace(s)
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
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Additional Information

Date Listed	May 11th, 2023
Days on Market	25
Short Sale	N
RE / Bank Owned	N

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