

# \$1,600,000 - 34722 Calle Las Flores, Dana Point

MLS® #OC23089568

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## \$1,600,000

3 Bedroom, 2.00 Bathroom, 1,416 sqft  
Residential on 0 Acres

Palisades (PS), Dana Point,

This single level, beach house sits on a spacious lot with potential to expand or build up for expansive ocean view. From the living area and primary bedroom there are sliding glass doors which lead you to a private and spacious enclosed court yard. In the rear yard there are mature fruit trees including peach and orange trees. The home has a recently upgraded kitchen complete with new custom cabinets, self closing drawers and custom counters. There is an extra long driveway leading to a spacious two car garage which is connected to the home by a short breezeway. This is truly an idyllic location on a quiet street just a couple of minutes from magnificent Pines Park and the beach.



Built in 1963

## Essential Information

MLS® #	OC23089568
Price	\$1,600,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,416
Acres	0.15
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow

Status	Closed
Listing Agent	Louis Dillon
Listing Office	Coldwell Banker Realty

## Community Information

Address	34722 Calle Las Flores
Area	CB - Capistrano Beach
Subdivision	Palisades (PS)
City	Dana Point
County	Orange
Zip Code	92624

## Amenities

Utilities	Cable Available
Parking Spaces	2
Parking	Concrete, Door-Multi, Driveway Level, Driveway, Garage Faces Front, Garage, On Site, RV Potential
# of Garages	2
Garages	Concrete, Door-Multi, Driveway Level, Driveway, Garage Faces Front, Garage, On Site, RV Potential
View	Trees/Woods
Waterfront	Ocean Side Of Freeway
Pool	None

## Exterior

Exterior	Copper Plumbing
Lot Description	6-10 Units/Acre, Back Yard, Front Yard, Gentle Sloping, Near Park, Rectangular Lot, Value In Land
Windows	Atrium
Roof	Composition
Construction	Copper Plumbing
Foundation	Raised, Slab

## Interior

Interior	Tile, Vinyl
Interior Features	All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s)
Heating	Central
Cooling	None

Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
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### **Additional Information**

Date Listed	May 26th, 2023
Short Sale	N
RE / Bank Owned	N

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