

\$1,025,000 - 34061 Mazo Drive, Dana Point

MLS® #OC23089964

\$1,025,000

2 Bedroom, 2.00 Bathroom, 830 sqft

Residential on 0 Acres

OTHER, Dana Point,

WHERE ELSE CAN YOU FIND A SINGLE FAMILY DETACHED HOME IN DANA POINT WITH THIS KIND OF FIXER OPPORTUNITY? EXCELLENT LOCATION UP ON THE HILLS OF ONE OF THE MORE FANTASTIC NEIGHBORHOODS, AND VERY NEAR THE DANA POINT HARBOR. WE ARE FEATURING AN ORIGINAL OWNER'S SMALL YET EXCELLENTLY LOCATED HOME, WITH 2 FULL BEDROOMS, AND 2 FULL BATHROOMS, 2 LEVELS (EACH BEDROOM ON EACH LEVEL) WITH A BACK DECK/BALCONY THAT HAS SUNSHINE, COOL OCEAN BREEZES, EVEN 2 LITTLE PEEK-A-BOO OCEAN VIEWS. THIS HOME IS FROM THE ORIGINAL OWNER AND CAN EITHER BECOME OCCUPIED IMMEDIATELY OR BE A FIXER AND IS BEING SOLD BY THE TRUST OF THE ORIGINAL OWNER, BUILT BY BULTER CONSTRUCTION IN 1961. MOST OF THESE HOMES HAVE RECENTLY BECOME FAMOUS AS REMODELS BECAUSE OF THE LOCATION AND THIS PREMIER STREET. THE BENEFITS OF BEING LOCATED NEAR TO THE DANA POINT HARBOR ARE QUIET HILLSIDE HOMES, PRIVACY, GREAT COMMUNITY EVENTS, AND GREAT NEIGHBORS WHO LOOK OUT OF EACH OTHER. THE CITY OF DANA POINT IS FANTASTIC, THEY ANSWER ALL YOUR QUESTIONS ABOUT THE LOT AND WHAT YOU CAN DO, THE CITY HOSTS EVENTS LIKE WINE FESTIVALS, OUTDOOR



CONCERTS, AND WE HAVE AN ABUNDANCE OF LOCAL SHOPPING, EXQUISITE LOCAL DINING, THE WORLD-FAMOUS DOHENY STATE BEACH PARK, WHERE SURFING BECAME FAMOUS IN SOUTHERN CALIFORNIA; AND LOCATED THIS CLOSE IN REACH TO THE SAND OF DOHENY AND CAPISTRANO BEACHES, YOU FEEL THE LOVE OF THE AREA. THIS HOME HAS ENDLESS OPPORTUNITIES! PEX RE-PIPING HAS BEEN COMPLETED AND THE HOME IS READY FOR YOUR BUYER TO HAVE AN OPPORTUNITY THAT IS RARELY FOUND IN OF DANA POINT. NO HOA. QUALITY STREET AND EXCELLENT NEIGHBORS WHOM ALL LOVE LIVING HERE! THIS IS A SLICE OF PARADISE TO MAKE YOUR OWN TOUCHES UPON, BUILD, RE-BUILD, REMODEL, OR PLAN SOMETHING SPECIAL FOR THE UPCOMING YEARS. THIS PREMIER AREA OF DANA POINT THAT IS HIGHLY SOUGHT AFTER. THANK YOU FOR SHOWING!

Built in 1961

Essential Information

MLS® #	OC23089964
Price	\$1,025,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	830
Acres	0.06
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage, Traditional
Status	Closed
Listing Agent	Matt Clements

Listing Office Keller Williams Realty

Community Information

Address 34061 Mazo Drive
Area LT - Lantern Village
Subdivision OTHER
City Dana Point
County Orange
Zip Code 92629

Amenities

Utilities Cable Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces 4
Parking Carport, Driveway, Paved
Garages Carport, Driveway, Paved
View Hills, Ocean, Peek-A-Boo
Pool None
Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Drywall, Stucco
Lot Description Gentle Sloping
Roof Spanish Tile
Construction Drywall, Stucco
Foundation Pillar/Post/Pier, Slab

Interior

Interior Tile
Interior Features Ceiling Fan(s)
Appliances 6 Burner Stove, Disposal, Refrigerator
Heating Forced Air
Cooling None
Fireplace Yes
Fireplaces Family Room
of Stories 1
Stories Two

School Information

District Capistrano Unified

Elementary	R.H. Dana
Middle	Marco Forester
High	Dana Hills

Additional Information

Date Listed	May 21st, 2023
Days on Market	21
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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