

\$2,350,000 - 23277 Atlantis Way, Dana Point

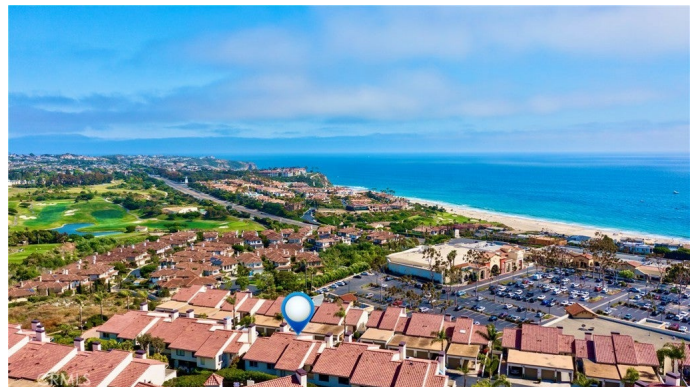
MLS® #OC23109391

\$2,350,000

3 Bedroom, 3.00 Bathroom, 2,045 sqft
Residential on 0 Acres

Monarch Bay Villas (MBV), Dana Point,

Located in the prestigious enclave of Monarch Beach within the secluded gated community of Monarch Bay Villas, this remarkable ocean-view end-unit villa has recently undergone an extensive and meticulous renovation from top to bottom including new PEX piping, sliding glass doors, new duct & heating system, water heater, recessed lighting, Sonos speakers, top of the line whole house water filtration system, Insta Hot water system, new kitchen, new baths, wide plank flooring, custom closets throughout, custom window coverings throughout, new decks, fencing, hard and soft scape, landscaping, irrigation, new fencing and much more. The spacious living room serves as a captivating focal point with its lofty wood-beamed ceilings, inviting fireplace, and, notably, the allure of the large private balcony offering refreshing ocean and golf course views. The expansive gourmet kitchen showcases elegant custom cabinetry, quartz countertops, a large island at its center, and top-of-the-line built-in appliances, including a 42" refrigerator, dishwasher, gas range & oven, disposal and trash compactor. Just off the kitchen, enjoy some downtime in the family room or embrace the indoor-outdoor lifestyle on the well-appointed private patio awaiting you with a combination of hard and soft scaping and a private hot tub. Upstairs, the primary suite offers a private ocean view balcony. The home boasts white water views of Salt Creek Beach as well as Catalina Island to the Dana Point headlands, the iconic



Monarch Beach Golf Links the oceanfront golf course designed by premier golf course architect Robert Trent Jones Jr., majestic landscapes of two world-class luxury resorts—the Ritz Carlton and the Waldorf Astoria. An oversized 2 car garage has built in storage cabinets and a large separate storage closet. The Monarch Bay Villas community provides direct trail access to the Salt Creek Trail, Waldorf Astoria, a variety of restaurants, cafes, salons, fitness facilities, and shopping destinations at the nearby Monarch Bay Plaza. All residences within Monarch Bay Villas received a new clay tile roof and freshly painted exteriors in 2022. Whether you seek a primary residence or an enchanting vacation retreat, this extraordinary opportunity invites you to own your slice of coastal paradise in the hidden gem of Monarch Bay Villas. Community amenities include a private pool, spa, clubhouse, billiards room, fitness room, dry sauna, restrooms, open green spaces and barbecue area.

Built in 1973

Essential Information

MLS® #	OC23109391
Price	\$2,350,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,045
Acres	0.08
Year Built	1973
Type	Residential
Sub-Type	Condominium
Style	Mediterranean
Status	Closed
Listing Agent	Lauren Cooper

Listing Office

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Community Information

Address	23277 Atlantis Way
Area	MB - Monarch Beach
Subdivision	Monarch Bay Villas (MBV)
City	Dana Point
County	Orange
Zip Code	92629

Amenities

Amenities	Billiard Room, Call for Rules, Clubhouse, Fitness Center, Maintenance Grounds, Meeting Room, Meeting/Banquet/Party Room, Outdoor Cooking Area, Barbecue, Picnic Area, Pool, Pet Restrictions, Recreation Room, Spa/Hot Tub
Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking Spaces	2
Parking	Door-Multi, Garage, Garage Door Opener, Oversized
# of Garages	2
Garages	Door-Multi, Garage, Garage Door Opener, Oversized
View	Bluff, Catalina, City Lights, Coastline, Courtyard, Golf Course, Ocean, Panoramic
Has Pool	Yes
Pool	Heated, Private, Association
Security	Gated Community

Exterior

Exterior	Stucco
Exterior Features	Awning(s), Lighting
Lot Description	Back Yard, Close to Clubhouse, Corner Lot, Garden, Landscaped, Walkstreet
Windows	Blinds, Double Pane Windows, Plantation Shutters
Roof	Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Beamed Ceilings, Built-in Features, Balcony, Ceiling Fan(s), Crown Molding, Cathedral Ceiling(s), Granite Counters, High Ceilings, Living Room Deck

Attached, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Unfurnished, Wired for Sound, All Bedrooms Up, Dressing Area, Entrance Foyer, Primary Suite, Walk-In Closet(s)

Appliances	Double Oven, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Trash Compactor
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	June 20th, 2023
Days on Market	86
Short Sale	N
RE / Bank Owned	N

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