

\$1,650,000 - 25172 Danabirch, Dana Point

MLS® #OC23112308

\$1,650,000

3 Bedroom, 3.00 Bathroom, 1,913 sqft
Residential on 0 Acres

Dana Woods (DW), Dana Point,

OCEAN VIEWS! Location, Location, Location. This home is on a cul de sac in the desirable Dana Woods Community. This neighborhood is immaculate, friendly and safe. Views of the ocean in Dana Point all the way to Cottons Point in San Clemente. Looking East you will see Saddleback Mountain and the valley of San Juan Capistrano including the city lights at night. The Ocean breeze coming through this house is fantastic. Very few homes in the neighborhood can boast this vantage point. No one behind you, just the endless view. You will enjoy Fireworks shows all around to delight your friends and family. Enter the double doors to a sweeping staircase. The home has high ceilings and tons of windows to bring in the natural light. Freshly painted throughout. Granite countertops in the kitchen with stone backsplash and stainless appliances and walk in pantry. The master bedroom is oversized. The owners chose to turn 2 bedrooms into 1 very large master. It is large enough to split into two bedrooms or master bedroom with office/sitting room or retreat. A clean slate, come in and make it your own. The community HOA features pool, parks, bbqs and playgrounds.

Dana Point is a beautiful place to call home. With world renown beaches, Dana Point Harbor (Undergoing a Revitalization that will enhance the area and property values). Laguna Beach and Newport Beach just to the North and San Clemente just South. The historic city of San Juan Capistrano and the



Mission is minutes away.

Built in 1987

Essential Information

MLS® #	OC23112308
Price	\$1,650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,913
Acres	0.11
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Joanna Armstrong
Listing Office	@Vantage Real Estate

Community Information

Address	25172 Danabirch
Area	DH - Dana Hills
Subdivision	Dana Woods (DW)
City	Dana Point
County	Orange
Zip Code	92629

Amenities

Amenities	Playground, Pool
Parking Spaces	2
Parking	Direct Access, Garage Faces Front, Garage
# of Garages	2
Garages	Direct Access, Garage Faces Front, Garage
View	City Lights, Coastline, Hills, Mountain(s), Ocean, Panoramic
Has Pool	Yes
Pool	Community, Association

Exterior

Lot Description	0-1 Unit/Acre, Cul-De-Sac, Near Park
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Interior

Interior	Laminate, Tile
Interior Features	High Ceilings, Pantry, Stone Counters, All Bedrooms Up
Appliances	Dishwasher, Gas Range, Microwave
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	June 23rd, 2023
Days on Market	82
Short Sale	N
RE / Bank Owned	N

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