

# **\$6,900 - 33532 Atlantic Avenue, Dana Point**

MLS® #OC23123575

---

## **\$6,900**

4 Bedroom, 2.00 Bathroom, 2,451 sqft

Residential Lease on 0 Acres

Niguel Shores Custom (NSC), Dana Point,

NIGUEL SHORES is a Guard Gated Oceanfront Community with Direct Beach Access and a 3 Million Dollar Club House with 4 tennis courts, Pickle Ball Courts, Jr. Olympic - size pool, spa, bluff top oceanfront park, beach parking and more. Adjacent to the Ritz Carlton Resort, Miles of Coastal Trails, and World Famous Beaches. This turnkey 4 bedroom home is available for a long term lease, up to two years, which is quite a commodity in this development. As you enter through the gated private paved courtyard with beautiful landscaping. The welcoming entrance is adorned with rich hardwood floors throughout the home including new carpeting in the bedrooms. This home has an expansive living room, vaulted ceilings, 3 fireplaces and 3 large sliding doors that lead to the entertainerâ€™s patio. Next is the formal dining room and beyond is a large den or family room. Updated throughout, the kitchen features recessed lighting, upgraded appliances and an expansive new window looking out to the entry courtyard. Off the living room the sunny entertainerâ€™s patio features plenty of space to relax or entertain. The master suite has patio access, recessed lighting, a large walk in closet and an ensuite with a dual sink vanity, travertine tile shower, and upgraded lighting and large walk-in closet. The front bedroom has a sliding door to the entry courtyard and the third bedroom also has exterior access. This is an incredible opportunity to live in Niguel Shores.



Built in 1973

## Essential Information

MLS® #	OC23123575
Price	\$6,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,451
Acres	0.13
Year Built	1973
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Carole Oberto
Listing Office	Re/Max Coastal Homes

## Community Information

Address	33532 Atlantic Avenue
Area	MB - Monarch Beach
Subdivision	Niguel Shores Custom (NSC)
City	Dana Point
County	Orange
Zip Code	92629

## Amenities

Amenities	Clubhouse, Barbecue, Pickleball, Pool, Sauna, Spa/Hot Tub, Tennis Court(s)
Utilities	Cable Available, Water Connected, Association Dues
Parking Spaces	4
Parking	Direct Access, Door-Single, Driveway, Garage
# of Garages	2
Garages	Direct Access, Door-Single, Driveway, Garage
View	Neighborhood
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Gated with Attendant, 24 Hour Security

## Exterior

Lot Description	Corner Lot, Cul-De-Sac
-----------------	------------------------

Foundation	Slab
------------	------

## Interior

Interior	Carpet, Stone, Wood
----------	---------------------

Interior Features	Beamed Ceilings, Ceiling Fan(s), Stone Counters, Recessed Lighting, Bar, All Bedrooms Down, Main Level Primary
-------------------	--

Appliances	Dishwasher, Microwave
------------	-----------------------

Heating	Central
---------	---------

Cooling	None
---------	------

Fireplace	Yes
-----------	-----

Fireplaces	Living Room, Primary Bedroom
------------	------------------------------

# of Stories	1
--------------	---

Stories	One
---------	-----

## School Information

District	Capistrano Unified
----------	--------------------

Elementary	R.H. Dana
------------	-----------

High	Dana Hills
------	------------

## Additional Information

Date Listed	July 15th, 2023
-------------	-----------------

Days on Market	63
----------------	----

Short Sale	N
------------	---

RE / Bank Owned	N
-----------------	---

Based on information from California Regional Multiple Listing Service, Inc. as of May 8th, 2024 at 7:35pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.