

# **\$1,045,000 - 25682 Shell Drive # 197, Dana Point**

MLS® #OC23130601

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## **\$1,045,000**

4 Bedroom, 3.00 Bathroom, 1,883 sqft

Residential on 0 Acres

Marlborough Seaside Villa (MV), Dana Point,

**BRING YOUR PAINT BRUSH FOR SOME SWEAT EQUITY IN THIS CHARMING 4 BEDROOM 3 BATH CONDO.** Great location close to the bike path that takes you directly to the sand at Doheny Beach. An association swimming pool is less than one block away. In a valley that funnels ocean breezes through your home. This 1883 sq ft condo has four bedrooms, the bedroom on the first floor does not have a closet. three bedrooms on 2nd floor have large closets. 3 bathrooms, one on first floor has shower over tub, two bathrooms on upper floor one has shower over tub and one has step in shower, bathtub, double sinks and private toilet area. First floor has kitchen with granite counter tops, stainless steel sink and a plant window. Living room with built in book shelves and a gas starter fireplace. A dining room and laundry room are also on the first floor. There are two brick patios one in front and one off kitchen and living room. There is an attached two car garage. Seller acquired property through a trust and has never lived in property. Buyer to rely on professional inspections as to what is and is not in working condition. Property is being sold in its present condition.

Built in 1986

## **Essential Information**

MLS® #                      OC23130601

Price                        \$1,045,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,883
Acres	0.00
Year Built	1986
Type	Residential
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	Ramona Maney
Listing Office	CENTURY 21 Affiliated

### Community Information

Address	25682 Shell Drive # 197
Area	DO - Del Obispo
Subdivision	Marlborough Seaside Villa (MV)
City	Dana Point
County	Orange
Zip Code	92629

### Amenities

Amenities	Maintenance Grounds, Outdoor Cooking Area, Picnic Area, Playground, Pool, Spa/Hot Tub, Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Multi, Garage
# of Garages	2
Garages	Door-Multi, Garage
View	Park/Greenbelt, Hills, Neighborhood
Waterfront	Ocean Side Of Freeway
Has Pool	Yes
Pool	Heated, In Ground, Association

### Exterior

Exterior	Drywall, Stucco
Lot Description	36-40 Units/Acre, Secluded, Street Level
Construction	Drywall, Stucco

Foundation	Slab
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## Interior

Interior	Carpet, Stone
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Interior Features	Beamed Ceilings, Built-in Features, Cathedral Ceiling(s), High Ceilings, Living Room Deck Attached, Bedroom on Main Level, Utility Room
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Appliances	Dishwasher, Free-Standing Range, Range Hood
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Heating	Forced Air
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Cooling	None
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Fireplace	Yes
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Fireplaces	Gas Starter, Living Room
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# of Stories	2
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Stories	Two
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## School Information

District	Capistrano Unified
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Elementary	Del Obispo
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Middle	Marco Forester
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High	Dana Hills
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## Additional Information

Date Listed	July 20th, 2023
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Days on Market	5
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Short Sale	N
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RE / Bank Owned	N
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