

# \$2,895,000 - 23832 Ionian Bay, Dana Point

MLS® #OC23139210

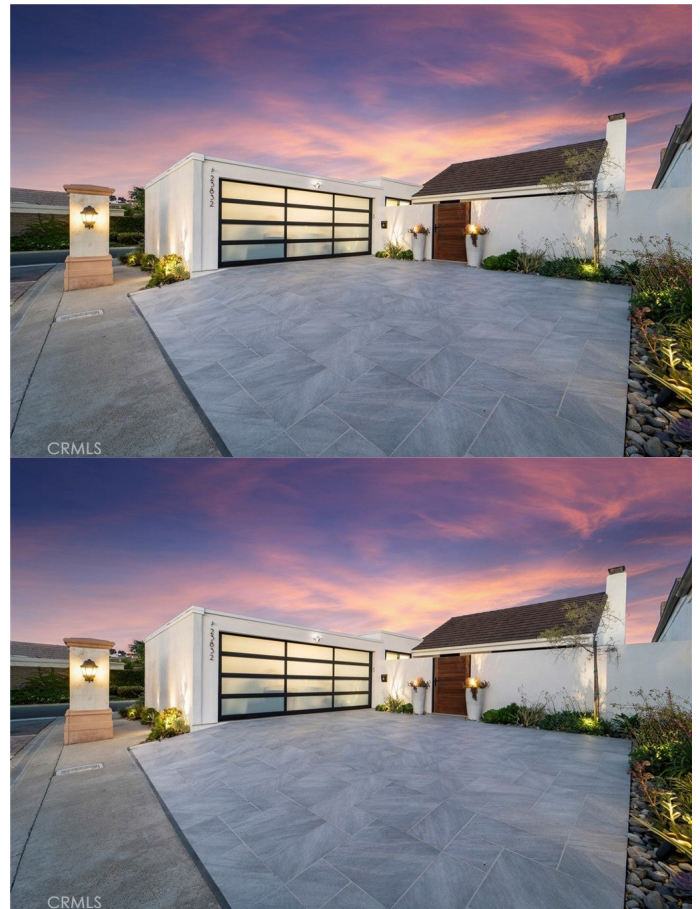
---

## \$2,895,000

3 Bedroom, 2.00 Bathroom, 1,450 sqft  
Residential on 0 Acres

Gardens (Inland of PCH) (NSI), Dana Point,

This â€™stunning and meticulously maintainedâ€™™ BEACH HOUSE is located within the coveted "24-hr guard gated" ocean front community of Niguel Shores and within steps of all the Niguel Shore amenities! The gated entry leads you to a secluded entertainerâ€™™s paradise with two courtyards with stacked stone walls, two soothing water fountains and custom â€™QUARTZITEâ€™™ table and chairs. Perfect for entertaining is the backyard with an 8-person 30-jet stacked-stone. Spa and firepit, lush maintenance-free turf grass, timed drip system landscaping, 18â€™™ x 14â€™™ remote motorized â€™Sunbrella patio cover, smooth stucco walls, a 55â€™• television, an outside tiled shower with hot/cold water and one-inch thick â€™porcelain anti-slipâ€™™ pavers throughout. The bright natural light comes through the many windows and the â€™TEZAâ€™™ bifold doors to create indoor and outdoor living, open beam and raised ceilings in the living room, motorized custom blinds on all windows and doors, luxurious remodeled bathrooms with a jacuzzi tub, â€™Justiceâ€™™ chandeliers and bathroom fixtures, high-end remote ceiling fans with lights, waterproof vinyl plank flooring and a custom tiled fireplace with new inserts and lit shelves. The kitchen has quartzite counters with chef delight â€™Thorâ€™™ appliances, a 46-bottle wine cooler with a quartzite tabletop, subway tiled backsplash, â€™InstaHotâ€™™ with a purified water dispenser and a flip-out window that



opens to a stunning interior courtyard with bar seating and custom quartzite table. The upgrades include: LED Lighting, new furnace, and duct work, 200 Amp electrical service, 100 Amp sub panel, 220 electrical in the backyard, 50 Amp outlet for electric vehicles and a new custom garage door. The home is all prepped for air conditioning. Niguel Shores offers Olympic Pool, jacuzzi, pickleball, tennis, volleyball, basketball, racquetball, bocce ball, children's play ground, a newly renovated clubhouse. Within walking distance to both the world-famous Ritz-Carlton and Waldorf Astoria Resorts offering exclusive first-class Golf and 5-Star Dining and access to Strands Beach, as well as the world-renowned Salt Creek Beach and its "surf breaks". Equally close to Dana Point Harbor with its Lantern District, offering numerous dining and shopping establishments. This stunning and exceptional property provides the best of beach living all year round in Niguel Shores, the BEST KEPT SECRET along the coast! This is a Must-See Property and won't last long!

Built in 1972

Essential Information

MLS® #	OC23139210
Price	\$2,895,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,450
Acres	0.09
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed

Listing Agent	Bob Wolff
Listing Office	Harcourts Prime Properties

## Community Information

Address	23832 Ionian Bay
Area	MB - Monarch Beach
Subdivision	Gardens (Inland of PCH) (NSI)
City	Dana Point
County	Orange
Zip Code	92629

## Amenities

Amenities	Clubhouse, Controlled Access, Sport Court, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pickleball, Pool, Guard, Spa/Hot Tub, Security
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Door-Multi, Driveway, Garage, Garage Door Opener, Guest, Paved
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Garage Door Opener, Guest, Paved
View	None
Waterfront	Beach Access, Ocean Access, Ocean Side Of Freeway
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Gated with Guard, Gated Community, Gated with Attendant, 24 Hour Security, Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters, Fire Pit
Lot Description	Close to Clubhouse, Corner Lot, Drip Irrigation/Bubblers, Landscaped, Level, Rectangular Lot, Street Level, Zero Lot Line
Windows	Double Pane Windows
Roof	Flat, Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Tile, Vinyl
----------	-------------

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Stone Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite
Appliances	Built-In Range, Convection Oven, Dishwasher, Electric Oven, Freezer, Gas Cooktop, Disposal, Microwave, Refrigerator, Self Cleaning Oven
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Gas Starter, Living Room
# of Stories	1
Stories	One

### **School Information**

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

### **Additional Information**

Date Listed	July 28th, 2023
Days on Market	40
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of May 18th, 2024 at 12:55am 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.