

\$4,399,000 - 35585 Beach Road, Dana Point

MLS® #OC23162552

\$4,399,000

4 Bedroom, 4.00 Bathroom, 2,041 sqft
Residential on 0 Acres

Beach Road Custom (BR), Dana Point,

Picture sipping a beverage with friends on your large, covered patio, relaxing by yourself in the sun, or hosting a memorable gathering on the sand, all while panoramic views of the Pacific Ocean, Catalina Island, breaking waves and passing sailboats provide an idyllic backdrop. This can be your new reality on guard-gated Beach Road, where this recently rebuilt oceanfront home features one of the largest and rarest lots in the neighborhood. The distance between the home and its sea wall is an impressive 36', including 12' of covered patio and 24' x 35' private and protected sand that is all your own for entertaining and beach game playing. This coveted homesite offers parking for five and a gated front patio with classic Mid-Century Modern breeze block. Walls were stripped to the studs inside the residence and features four bedrooms and three-and-one-half baths. Today, the bright and open design offers a main-floor bedroom, a living and dining room that opens to the backyard via fold-away glass doors creating an amazing indoor/outdoor experience that includes a new kitchen with quartz countertops, white cabinetry, a pantry, breakfast bar and stainless-steel appliances. Upstairs, the ocean-view master suite features a luxe bath and a new view deck with stairs leading to the patio below with a 180-degree view of the coast. Extensive upgrades were added during the home's remodel, including dual-zone AC, a new roof, a new main sewer line, and new windows, doors, insulation,



lighting, and most electrical and plumbing systems. At Beach Road, residents own the private beach up to the median high-tide line, creating a virtually unheard-of seaside opportunity in Southern California.

Built in 1950

Essential Information

MLS® #	OC23162552
Price	\$4,399,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,041
Acres	0.09
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Doug Echelberger
Listing Office	Inhabit Real Estate

Community Information

Address	35585 Beach Road
Area	CB - Capistrano Beach
Subdivision	Beach Road Custom (BR)
City	Dana Point
County	Orange
Zip Code	92624

Amenities

Amenities	Controlled Access, Guard, Pets Allowed, Security, Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Assigned, Private

Garages	Assigned, Private
View	Bluff, Catalina, City Lights, Coastline, Hills, Neighborhood, Ocean, Panoramic, Pier, Water
Waterfront	Beach Access, Beach Front, Ocean Access, Ocean Front, Ocean Side Of Freeway, Ocean Side Of Highway, Seawall
Pool	None
Security	Gated Community, Gated with Attendant, Gated with Guard, 24 Hour Security, Security Guard, Security System, Smoke Detector(s)

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Street Level, Yard
Windows	Blinds, Double Pane Windows, Plantation Shutters, Screens
Roof	Composition
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Bedroom on Main Level, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Stone Counters, Storage
Appliances	Dishwasher, Disposal, Electric Oven, Gas Cooktop, Microwave, Self Cleaning Oven, Vented Exhaust Fan, Water To Refrigerator
Heating	Central, Zoned
Cooling	Central Air, Dual, Zoned
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	September 1st, 2023
Days on Market	189
Short Sale	N
RE / Bank Owned	N

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