

# **\$1,619,000 - 25102 Danabirch, Dana Point**

MLS® #OC23197228

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## **\$1,619,000**

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

Dana Woods (DW), Dana Point,

Nestled within the highly coveted community of Danawoods, this charming residence offers a tranquil retreat in a quiet cul-de-sac location. From the moment you arrive, you'll be captivated by the home's great curb appeal, featuring a large front yard adorned with a majestic maple tree. As you explore the property, you'll be delighted to discover a meticulously landscaped backyard, offering the ultimate in privacy. Lush greenery, including a jacaranda tree, fruit trees, hibiscus, and bougainvillea, creates a serene oasis for outdoor enjoyment.

This home boasts not only a peaceful setting but also views of the ocean and Doheny Beach from the elegant primary suite as well as a secondary bedroom. The interior of the house is move-in ready with thoughtful upgrades including a full re-pipe with PEX A piping, double-pane beveled windows throughout plus the home was recently repainted both inside and out with a tasteful, neutral color palette. Living room is spacious with stunning spiral staircase, view of the garden and a vaulted ceiling. The family room features a warm and cozy fireplace and is open to the bright and remodeled kitchen with stone counter tops, nearly new stainless-steel appliances and white cabinetry. The beauty of natural light is abundant with high ceilings exuding a fresh and inviting ambiance. Residents of this enchanting home can take advantage of all Danawoods has to offer just a short walk away. Amenities include a large



gated pool area with showers and bathroom facilities, a community barbecue space with picnic areas, a playground, tot lots and two expansive parks with walking trails. Enjoy the convenience of walking, cycling or taking the trolley to the Lantern District shops and restaurants, the Dana Point Harbor and world-renowned beaches plus so much more. Centrally located just a short drive to freeways and the tollroads.

Built in 1986

**Essential Information**

MLS® #	OC23197228
Price	\$1,619,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,913
Acres	0.11
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Listing Agent	Danielle Hesley
Listing Office	HomeSmart, Evergreen Realty

**Community Information**

Address	25102 Danabirch
Area	DH - Dana Hills
Subdivision	Dana Woods (DW)
City	Dana Point
County	Orange
Zip Code	92629

**Amenities**

Amenities	Pool, Barbecue, Outdoor Cooking Area, Picnic Area, Playground
Utilities	Cable Available, Natural Gas Connected, Sewer Connected
Parking Spaces	4
Parking	Driveway, Garage, Direct Access
# of Garages	2
Garages	Driveway, Garage, Direct Access
View	Hills, Ocean, Trees/Woods
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s)

## Exterior

Exterior	Brick, Shake Siding, Stucco
Lot Description	Back Yard, Front Yard, Lawn, Yard, Cul-De-Sac, Garden, Level, Sprinkler System
Windows	Double Pane Windows, Garden Window(s)
Roof	Tile
Construction	Brick, Shake Siding, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Laminate
Interior Features	Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), High Ceilings, Primary Suite, Stone Counters, Two Story Ceilings, Unfurnished, Walk-In Pantry
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater, Dryer, Washer, ENERGY STAR Qualified Appliances, Gas Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Del Obispo
Middle	Marco Forester

High

Dana Hills

Additional Information

Date Listed	October 17th, 2023
Days on Market	23
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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