

# **\$999,000 - 33621 Breakwater Drive, #88, Dana Point**

MLS® #OC23227975

---

## **\$999,000**

3 Bedroom, 2.00 Bathroom, 1,407 sqft  
Residential on 0 Acres

Seaside Villas, Dana Point,

This home has it all!!

Single story, spacious Beachcomber model located in the beautiful Seaside Villas neighborhood of Dana Point and low HOA dues. Talk about the beach lifestyle defined - this is it! You'll enjoy an easy 10 minute walk to Dana Point Harbor, Lantern District and Doheny State Beach. This end-unit is located at the end of the Cul-De-Sac with total privacy and an expansive driveway.

Direct access to Sycamore Creek Trail behind the complex. Besides the short walk to the beach there is an even shorter stroll across the street to the Albertsons and few minutes drive to Costco shopping center and Lantern District offering fine-dining restaurants and many other retail stores.

There are vaulted ceilings in the living room, dining room and primary bedroom. The home includes upgraded dual pane windows, plantation shutters and ceiling fans in all rooms. Your gourmet kitchen has quartz countertops, ample cabinetry, a garden window and all the kitchen appliances are included. The primary suite has expansive built-in closets and drawers as well as a large mirrored closet behind the double vanity leading to the walk-in shower. The primary suite is completed by a dual pane glass slider that leads to the private front patio leading to the garage. The fenced-in rear patio boasts an expansive patio cover plus plenty of space for the barbecue enthusiast to get his or her cook on. The two-car garage is attached and



the home has a rare expansive driveway.  
Nicely situated in the community close to the  
year-round heated pool and spa. Make this  
your home in one of the most desirable  
climates in the world!

Built in 1984

**Essential Information**

MLS® #	OC23227975
Price	\$999,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,407
Acres	0.00
Year Built	1984
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Shawn Farida
Listing Office	Alta Realty Group CA, Inc

**Community Information**

Address	33621 Breakwater Drive, #88
Area	DH - Dana Hills
Subdivision	Seaside Villas
City	Dana Point
County	Orange
Zip Code	92629

**Amenities**

Amenities	Pool, Spa/Hot Tub, Barbecue
Parking Spaces	2
# of Garages	2
View	Neighborhood
Has Pool	Yes
Pool	Association

**Interior**

Interior Features	All Bedrooms Down
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
High	Dana Hills

### **Additional Information**

Date Listed	December 18th, 2023
Days on Market	24
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of May 19th, 2024 at 3:30am 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.