

# \$1,895,000 - 34072 El Encanto Avenue, Dana Point

MLS® #OC24012581

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**\$1,895,000**

5 Bedroom, 4.00 Bathroom,  
Residential Income on 0 Acres

N/A, Dana Point,

MULTIGENERATIONAL LIVING OR INCOME PRODUCING—either way, this Lantern District Duplex offers a great location within minutes to shopping, restaurants, Dana Point Harbor, beach access and so much more.

UNIT A: is a 3 bed + 2 bath layout. The entry has direct access to the 2 car garage and then steps that lead up to the living area. The living room offers a fireplace and a balcony off the front of the home. UNIT B: is a newly expanded 2 bedroom + 2 bath, single level layout. The entry is through the back gated patio. Parking for this unit is directly behind the home and has 3 uncovered spots.

There are two washers + two dryers with both sets being in the shared garage space. Each unit can be accessed through the garage which is convenient for multigenerational living. Both units have newer windows, Air Conditioning, and a shared, tankless water heater.

Built in 1975

## Essential Information

MLS® #	OC24012581
Price	\$1,895,000
Bedrooms	5
Bathrooms	4.00
Acres	0.10
Year Built	1975
Type	Residential Income



Sub-Type	Duplex
Style	Spanish
Status	Closed
Listing Agent	Michelle Fry
Listing Office	Keller Williams Realty

## Community Information

Address	34072 El Encanto Avenue
Area	LT - Lantern Village
Subdivision	N/A
City	Dana Point
County	Orange
Zip Code	92629

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	7
Parking	Driveway, Garage Faces Front, Garage, Direct Access, Driveway Up Slope From Street, Garage Door Opener, One Space
# of Garages	2
Garages	Driveway, Garage Faces Front, Garage, Direct Access, Driveway Up Slope From Street, Garage Door Opener, One Space
View	Neighborhood
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard, Near Park
Windows	Double Pane Windows

## Interior

Interior	Laminate, Wood
Interior Features	Balcony, Bedroom on Main Level, Main Level Primary, Cathedral Ceiling(s), Entrance Foyer, High Ceilings, In-Law Floorplan
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Gas Cooktop, High Efficiency Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room

# of Stories	2
Stories	One, Two

### **Additional Information**

Date Listed	January 20th, 2024
Days on Market	48
Short Sale	N
RE / Bank Owned	N

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