

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

MLS® #OC24015537

\$1,895,000

5 Bedroom, 4.00 Bathroom, 2,216 sqft
Residential 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® #	OC24015537
Price	\$1,895,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Square Footage	2,216
Acres	0.10



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Year Built	1975
Type	Residential
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, Cable Available
Parking Spaces	7
Parking	Direct Access, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, Garage Door Opener, On Street, Door-Single
# of Garages	2
Garages	Direct Access, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, Garage Door Opener, On Street, Door-Single
View	Neighborhood, City Lights
Waterfront	Ocean Side Of Freeway
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Back Yard, Front Yard, Near Park, Gentle Sloping, Near Public Transit, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System, Walkstreet
Windows	Double Pane Windows, Screens, Roller Shields
Roof	Composition, Shingle, Flat

Interior

Interior	Laminate, Tile
Interior Features	Cathedral Ceiling(s), High Ceilings, In-Law Floorplan, Bedroom on Main Level,

	Entrance Foyer, Main Level Primary, Ceiling Fan(s), Living Room Deck Attached, Quartz Counters, Recessed Lighting, Tile Counters
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Dryer, Washer
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Middle	Marco Forester
High	Dana Hills

Additional Information

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

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