

# \$3,300,000 - 33436 Cockleshell Drive, Dana Point

MLS® #OC24038853

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## \$3,300,000

3 Bedroom, 4.00 Bathroom, 2,307 sqft  
Residential on 0 Acres

Terrace (N.S.) (NSR), Dana Point,

Located on a quiet cul-de-sac street in guard-gated Niguel Shoresâ€™™ enclave, this highly-coveted Berkus-designed home offers virtually endless possibilities for ocean-close living in Dana Point. Enjoy the open and stylish home as is, upgrade it to match your lifestyle, or create an all-new custom residence. Contemporary design is showcased inside and out at the 3 bedroom, 3.5 bath home, with home office plus den, which measures approximately 2,307 square feet and features stone flooring, upgraded windows and doors, an elegant circular staircase, crown molding and a two-car garage. The large family room hosts a stone fireplace and multiple sets of French doors that open to the backyard, and the kitchen is ideal for mealtime, snack time and entertaining. 7,800 square foot lot, the generous homesite offers exceptional privacy, mature landscaping, a gated entry and large backyard for entertainment on a grand scale, including mature fruit trees, a vegetable garden and a surf shower on the side yard. Minutes from Dana Hills High School, The Ritz-Carlton and the Waldorf Astoria Monarch Beach, Niguel Shores presents a resort-inspired setting complete with private beach access, a fully appointed clubhouse, pool, spa, tennis and pickleball courts, and a wide



array of clubs and social activities. Laguna Beach is just up Pacific Coast Highway, and the restaurants, galleries, shops and coffee houses of Dana Point's Lantern District and harbor are moments from home.

Built in 1972

## Essential Information

MLS® #	OC24038853
Price	\$3,300,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,307
Acres	0.18
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Bob Gino
Listing Office	Surterre Properties Inc

## Community Information

Address	33436 Cockleshell Drive
Area	MB - Monarch Beach
Subdivision	Terrace (N.S.) (NSR)
City	Dana Point
County	Orange
Zip Code	92629

## Amenities

Amenities	Barbecue, Clubhouse, Pickleball, Picnic Area, Playground, Pool, Spa/Hot Tub, Tennis Court(s)
Parking Spaces	2
Parking	Attached Carport, Driveway
# of Garages	2

Garages	Attached Carport, Driveway
View	Peek-A-Boo, Ocean
Has Pool	Yes
Pool	Association, Community
Security	24 Hour Security

## Exterior

Lot Description	0-1 Unit/Acre
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## Interior

Interior Features	Multiple Primary Suites
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Family Room, Primary Bedroom
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
High	Dana Hills

## Additional Information

Date Listed	February 26th, 2024
Days on Market	23
Short Sale	N
RE / Bank Owned	N

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