

# **\$1,485,000 - 34941 Calle Fortuna, Dana Point**

MLS® #OC24218789

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## **\$1,485,000**

1 Bedroom, 1.00 Bathroom, 1,007 sqft  
Residential on 0 Acres

Palisades (PS), Dana Point,

Presenting a 1947 classic mid-century home once owned by renowned artist Mabel Hutchinson. This beach bungalow has retained much of its sought-after period style combines with a modern contemporary look. Solar panels (owned), newer roof, all new wiring & electrical, and gas lines replumbed are just a few of the features. At the entrance, you will notice the polished concrete floor and Brick & Mortar walls throughout. Tongue & Groove Redwood Beams & High Ceilings are showcased through the entire home (including garage). Multiple remote-controlled Skylights including upgraded feature of black out shades. In the Living & Dining room areas, there is a Dual-sided Gas & Wood Fireplace for enjoyment. Note the irreplaceable stained glass window made by Mabel herself! Kitchen features Italian Quartz countertops with multiple modern style pullout cabinets combined with original Rosewood cabinets from 1947. Imported Israeli custom stainless steel embedded on porcelain backsplash, LED lights, Fisher-Paykel double SS Dishwasher, Kitchen Aide Double SS Oven and includes convection and dehydrator, 6-gas burner, & Built-in SS Refrigerator. The front panel of the kitchen counter is made of Massachusetts reclaimed wood and includes several electrical outlets underneath. The attached garage has room for a potential studio and has a separate entry. From the living area, walk out to the patio, see and smell the ocean as you are only 1 block from Pines Park! To the left, enjoy your



entertainment Gazebo. To the right, custom steps lead down to the large beautiful yard which includes multiple fruit trees and vegetable garden. The backyard is large enough to build an ADU and has endless possibilities! This unique home has many other attributes, so don't miss the opportunity to come and see it before it's too late!

Built in 1947

**Essential Information**

MLS® #	OC24218789
Price	\$1,485,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,007
Acres	0.14
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow, Mid-Century Modern
Status	Closed
Listing Agent	Pat Lebienvenu
Listing Office	Patricia Le Bienvenu, Broker

**Community Information**

Address	34941 Calle Fortuna
Area	CB - Capistrano Beach
Subdivision	Palisades (PS)
City	Dana Point
County	Orange
Zip Code	92624

**Amenities**

Utilities	Cable Connected, Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage, Off Street

# of Garages	2
Garages	Direct Access, Driveway, Garage, Off Street
View	Neighborhood, Ocean, Peek-A-Boo
Pool	None
Security	Prewired, Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Brick
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Timer, Sprinklers Manual, Sprinkler System, Street Level, Yard
Windows	Screens, Skylight(s), Stained Glass
Roof	Membrane, Synthetic
Construction	Brick
Foundation	Slab

## Interior

Interior	Concrete
Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, All Bedrooms Down, Brick Walls
Appliances	SixBurnerStove, Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Oven, Refrigerator, Tankless Water Heater
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Dining Room, Family Room, Gas, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
Elementary	Palisades
Middle	Shorecliff
High	San Juan Hills

## Additional Information

Date Listed	October 23rd, 2024
Days on Market	11

Short Sale                      N

RE / Bank Owned        N

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