

# **\$1,078,000 - 34110 Selva Road # 325, Dana Point**

MLS® #OC24224879

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**\$1,078,000**

2 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0 Acres

Niguel Beach Terrace (NBT), Dana Point,

RARE OPPORTUNITY. Steps from the sand at iconic Strands Beach, this upper-level condo with 2 balconies in coveted Niguel Beach Terrace redefines coastal living. Offering 2 bedrooms, 2 bathrooms, and over 1,010 square feet of thoughtfully designed space, this home captures the ultimate beach lifestyle with two spacious balconies to savor refreshing ocean breezes. Inside, the light-filled living area with soaring ceilings, brand-new carpet, and fresh paint creates an inviting, airy ambiance. The beach-inspired kitchen is a showstopper, featuring white cabinetry, granite countertops with striking deep blue hues, and stainless steel appliances—a perfect blend of style and functionality. Just off the kitchen, a generous deck invites you to BBQ and dine alfresco, making it ideal for entertaining or relaxing after a day at the beach. Both bedrooms boast high ceilings, new carpet, fresh paint, and private balcony access, creating tranquil retreats. The primary suite includes two closets for added storage and convenience. Situated in a prime location within Niguel Beach Terrace, this condo also offers easy access to the community's top-tier amenities, including a sparkling pool. This rare opportunity to own a beachside sanctuary at Niguel Beach Terrace won't last long. This home is a short distance to downtown Dana Point shops and restaurants, and of course, Strands Beach. Experience coastal living at its finest!



Built in 1982

## Essential Information

MLS® #	OC24224879
Price	\$1,078,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Condominium
Style	Cape Cod
Status	Closed
Listing Agent	Gaetano Logrande
Listing Office	Bullock Russell RE Services

## Community Information

Address	34110 Selva Road # 325
Area	MB - Monarch Beach
Subdivision	Niguel Beach Terrace (NBT)
City	Dana Point
County	Orange
Zip Code	92629

## Amenities

Amenities	Pool, Spa/Hot Tub, Trash, Water
Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Assigned, Detached Carport
Garages	Assigned, Detached Carport
View	Neighborhood
Waterfront	Ocean Side Of Freeway, Ocean Side Of Highway
Has Pool	Yes
Pool	Association
Security	Smoke Detector(s)

## Exterior

Lot Description	Close to Clubhouse
Windows	Shutters

## Interior

Interior	Carpet, Tile
Interior Features	Balcony, Breakfast Area, Granite Counters, All Bedrooms Up
Appliances	Gas Cooktop, Microwave, Water Heater, Dryer, Washer
Heating	Central
Cooling	None
Fireplaces	None
# of Stories	2
Stories	One

## School Information

District	Capistrano Unified
Elementary	R.H. Dana
Middle	Marco Forester
High	Dana Hills

## Additional Information

Date Listed	October 30th, 2024
Days on Market	6
Zoning	R-4
Short Sale	N
RE / Bank Owned	N

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