

\$2,499,990 - 33762 Chula Vista Avenue, Dana Point

MLS® #OC24236463

\$2,499,990

3 Bedroom, 2.00 Bathroom, 1,823 sqft

Residential on 0 Acres

None, Dana Point,

"La Casa Chula Vista" is a 1928 Historical Woodruff Spanish Colonial Bungalow located on a desirable street in the beautiful resort beach town of Dana Point. This Historical single level home is currently designated under the Historic Property Preservation Agreement Mills Act Contract giving **SUBSTANTIAL PROPERTY TAX SAVINGS**. Located close to Downtown Dana Point (PCH), The Strand & Salt Creek Beach, this coastal community home is truly unique and has an abundance of character. Step back in time to this enchanting three bedroom, two bathroom home where everywhere you look, you see true craftsmanship. Walk along the brick pathway to the large wooden speakeasy front door, which opens to a beautiful light and bright home featuring hardwood floors, built-ins and lovely French doors located off the dining room, kitchen and primary bedroom.

The large front bedroom includes built ins and can be used as an office and or bedroom, complimentary to the era to which the home was built, a large window which looks out onto the front yard, protected by an antique Spanish iron window cover. The living room includes a gorgeous brick wood burning and gas fireplace as the centerpiece of the room, custom carved wood beams that stretch across the high ceilings and two very large windows that allow for plenty of natural light to shine into the home at all hours of the day. The large primary bedroom has many windows along the back wall to enjoy the beautiful view



while laying in bed. The primary bathroom includes an extra large shower, double sinks, stain glass and a skylight to enjoy more natural light. All appliances in the kitchen and laundry room are included in the sale: oven, microwave & dishwasher, refrigerator, washer & dryer and Thermador gas cooktop. The backyard includes a very large deck off the dining room, kitchen and primary bedroom for backyard entertaining. Enjoy having breakfast, lunch and dinner alfresco on the large deck admiring the view of the surrounding nature and perfectly manicured backyard. There is currently an unobstructed view from the backyard due to the empty lot located behind the home. This charming home includes a one car garage with an extra long driveway, long enough to accommodate four additional cars to be parked tandem. All furniture, accessories and collectibles are personal family antiques handed down through generations and therefore are not included in the sale.

Built in 1928

Essential Information

MLS® #	OC24236463
Price	\$2,499,990
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,823
Acres	0.14
Year Built	1928
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow, Spanish
Status	Closed
Listing Agent	Stefanie Barela
Listing Office	Barela Investments Inc

Community Information

Address	33762 Chula Vista Avenue
Area	LT - Lantern Village
Subdivision	None
City	Dana Point
County	Orange
Zip Code	92629

Amenities

Parking Spaces	5
Parking	Door-Single, Driveway, Garage
# of Garages	1
Garages	Door-Single, Driveway, Garage
View	City Lights, Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Plaster, Stucco
Lot Description	Sprinklers In Front
Roof	Flat, Spanish Tile
Construction	Plaster, Stucco
Foundation	Raised

Interior

Interior	Carpet, Tile, Wood
Interior Features	Built-in Features, Separate/Formal Dining Room, Unfurnished, All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Trash Compactor, Water Heater, Dryer, Washer
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
Fireplaces	Gas Starter, Living Room, Wood Burning
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
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Middle	Marco Forester
High	Dana Hills

Additional Information

Date Listed	November 19th, 2024
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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