

# **\$725,000 - 25442 Sea Bluffs Drive # 105, Dana Point**

MLS® #OC24240386

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## **\$725,000**

2 Bedroom, 2.00 Bathroom, 1,258 sqft  
Residential on 0 Acres

Sea Bluffs At Dana Point (SBDP), Dana Point,

Welcome to this beautifully upgraded 2-bedroom, 2-bathroom condo, offering the perfect blend of comfort and style. Located within The Sea Bluffs, full service (62+) Retirement Community, this home boasts an expansive wrap-around patio. This provides a breathtaking space for outdoor dining, lounging, and soaking in the panoramic mountain and ocean views. The two bedrooms provide ample space and comfort, each offering generous closet space to accommodate your storage needs. The primary bathroom offers a relaxing retreat with a luxurious walk-in shower, while the second bathroom serves as a perfect guest bath or for additional household members. This condo is more than just a home; it's a lifestyle. Donâ€™t miss the opportunity to make this exceptional property your own.

Please note the mandatory monthly service fees listed below. The following services are included as a resident of The Sea Bluffs Community: Enjoy delicious meals prepared by our exceptional culinary team, general condo maintenance, weekly housekeeping and transportation services. All utilities included except for internet and landline phone. Activities and entertainment, events and excursions all right at your fingertips. Join in on an exercise class or two, harbor walks, water aerobics in our heated pool, relax in the sauna or steam or even art classes! Clubhouse contains a beautiful library, multi



purpose room, billiards, spa, fitness center, card room and so much more. THE SEA BLUFFS MONTHLY SERVICE FEE \$5,182, as well as MONTHLY HOA of \$660.00, SECOND OCCUPANT FEE of \$2100.00 applies, if applicable.

Built in 1997

### Essential Information

MLS® #	OC24240386
Price	\$725,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,258
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Jared Audisio
Listing Office	United Realty Center Inc

### Community Information

Address	25442 Sea Bluffs Drive # 105
Area	DO - Del Obispo
Subdivision	Sea Bluffs At Dana Point (SBDP)
City	Dana Point
County	Orange
Zip Code	92629

### Amenities

Amenities	Billiard Room, Clubhouse, Controlled Access, Game Room, Meeting/Banquet/Party Room, Meeting Room, Pet Restrictions, Pool, Recreation Room, Sauna, Spa/Hot Tub, Trash
Parking Spaces	1
Parking	Community Structure, Covered, One Space
# of Garages	1

Garages	Community Structure, Covered, One Space
View	Hills, City Lights, Mountain(s), Ocean, Panoramic, Trees/Woods
Has Pool	Yes
Pool	Association, Community, Fenced, Heated, In Ground
Security	Gated Community, Security Gate

## Exterior

Roof	Tile
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## Interior

Interior	Tile, Vinyl
Interior Features	Breakfast Area, Walk-In Closet(s), Bedroom on Main Level, Crown Molding, Main Level Primary, Quartz Counters
Appliances	Dishwasher, Refrigerator, Dryer, Washer, Electric Cooktop, Electric Oven, Freezer, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	November 19th, 2024
Days on Market	76
Short Sale	N
RE / Bank Owned	N

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