

# \$3,595,000 - 23572 Verrazanno Bay, Dana Point

MLS® #OC24243149

## \$3,595,000

2 Bedroom, 2.00 Bathroom, 1,876 sqft

Residential on 0 Acres

Gardens (Ocean side of PCH) (NSO), Dana Point,

Excellent opportunity for the buyer seeking an ocean view home within a private ocean front community! This 3 bedroom, 2 bathroom residence has recently been updated with new interior and exterior painting. New luxury Vinyl flooring though- out the home provides a ready to Move In condition.

Other recent updated improvements include a completely new roof, completed termite repairs with full fumigation and wood rot repairs. This home is clean and ready fopr the those buyers seeking an ocean view home within the prestigious community of Niguel Shores offering swimming pool, tennis courts, private recreational room and beach access.



Built in 1971

## Essential Information

MLS® #	OC24243149
Price	\$3,595,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,876
Acres	0.09
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Style	Modern, Patio Home
Status	Closed

Listing Agent	Jim Shockey
Listing Office	Berkshire Hathaway HomeService

## Community Information

Address	23572 Verrazanno Bay
Area	MB - Monarch Beach
Subdivision	Gardens (Ocean side of PCH) (NSO)
City	Dana Point
County	Orange
Zip Code	92629

## Amenities

Amenities	Clubhouse, Playground, Spa/Hot Tub, Tennis Court(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Attached Carport, Driveway, Driveway Level
# of Garages	1
Garages	Attached Carport, Driveway, Driveway Level
View	Ocean
Has Pool	Yes
Pool	Association, Community
Security	Gated Community, Gated with Attendant

## Exterior

Exterior	Stucco, Wood Siding
Lot Description	Garden, Level, Near Park, Sprinkler System, Street Level, Zero Lot Line
Roof	Rolled/Hot Mop, Tile
Construction	Stucco, Wood Siding
Foundation	Slab

## Interior

Interior	Carpet, Vinyl
Interior Features	Beamed Ceilings, Cathedral Ceiling(s), Eat-in Kitchen, High Ceilings, Bedroom on Main Level
Appliances	Dishwasher, Electric Oven, Electric Range, Disposal, Water Heater
Cooling	None
Fireplace	Yes
Fireplaces	Gas Starter, Living Room, Masonry, Raised Hearth

# of Stories	2
Stories	Two

### **School Information**

District	Capistrano Unified
Middle	Marco Forester
High	Dana Hills

### **Additional Information**

Date Listed	December 5th, 2024
Short Sale	N
RE / Bank Owned	N

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