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

MLS® #OC24243149

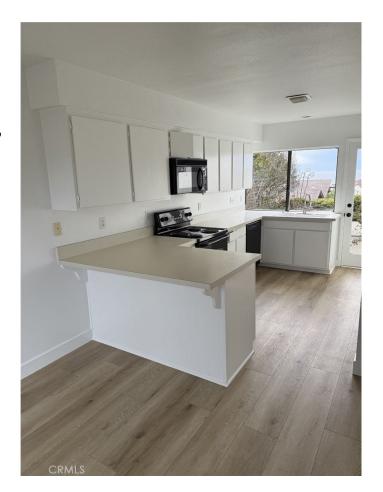
## \$3,595,000

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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