

\$2,295,000 - 23293 Pompeii Drive, Dana Point

MLS® #OC25009694

\$2,295,000

3 Bedroom, 3.00 Bathroom, 2,045 sqft
Residential on 0 Acres

Monarch Bay Villas (MBV), Dana Point,

Welcome to a world of luxury and sophistication in the exclusive gated community of Monarch Bay Villas. This exquisite Spanish-style ocean-view villa perfectly blends comfort & elegance, offering an unparalleled living experience. From the comfort of your spacious, light-filled living room & the adjacent large deck balcony, you are immediately immersed in breathtaking ocean and golf course views, where every day feels like a vacation in paradise. The living room's high wood-beamed ceilings and cozy fireplace create a warm, inviting ambiance. The gourmet kitchen is a chef's dream, featuring granite countertops, large peninsula, custom herringbone Saltillo tile flooring, and a suite of appliances. Enjoy ocean views while dining indoors, or dine al fresco on the expansive hardscaped patio with a lush tropical garden. Retreat upstairs to the primary suite, a haven of relaxation. This suite features an en-suite bath, large walk-in closet, and a private ocean-view balcony, from which you'll be captivated by the majestic panoramic views of Salt Creek Beach, Catalina Island, Monarch Beach Golf Links, and the iconic Ritz-Carlton and Waldorf Astoria resorts. The upstairs also includes two spacious guest bedrooms and a guest bathroom. With an oversized two-car garage and separate storage room, you'll have ample vehicle space and storage for your beach essentials. With a new clay tile roof, a freshly painted exterior in 2022, a reconstructed entryway staircase and decks,



this property offers both durability and aesthetic appeal. These recent updates ensure a modern and well-maintained home, providing peace of mind and enhancing the overall value of this exquisite residence. Monarch Bay Villas offers community amenities, including a pool, spa, clubhouse, billiards room, fitness room, sauna, green spaces, and barbecue area. Residents also enjoy a private community trail that connects directly to the Salt Creek Trailhead, providing easy access to nearby restaurants, cafes, fitness facilities, and shopping at Monarch Bay Plaza, Salt Creek Beach, Waldorf Astoria, and Ritz-Carlton. Whether you're seeking a primary residence or a luxury vacation getaway, this villa offers a rare opportunity to own a piece of coastal paradise. Experience the convenience of world-class dining, shopping, and entertainment while indulging in the ultimate coastal California lifestyle. This is an exceptional chance to own a slice of heaven.

Built in 1973

Essential Information

MLS® #	OC25009694
Price	\$2,295,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,045
Acres	0.08
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean, Spanish
Status	Closed
Listing Agent	Lauren Cooper
Listing Office	Compass

Community Information

Address	23293 Pompeii Drive
Area	MB - Monarch Beach
Subdivision	Monarch Bay Villas (MBV)
City	Dana Point
County	Orange
Zip Code	92629

Amenities

Amenities	Call for Rules, Fitness Center, Maintenance Grounds, Pool, Spa/Hot Tub, Barbecue, Billiard Room, Clubhouse, Controlled Access, Game Room, Maintenance Front Yard, Management, Meeting/Banquet/Party Room, Meeting Room, Outdoor Cooking Area, Pets Allowed, Picnic Area, Recreation Room, Sauna, Trail(s)
Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available
Parking Spaces	2
Parking	Garage, Oversized
# of Garages	2
Garages	Garage, Oversized
View	Hills, Panoramic, Coastline, Golf Course, Ocean
Waterfront	Beach Access
Has Pool	Yes
Pool	Community, Heated, In Ground, Lap, Private, Association
Security	Gated Community

Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Close to Clubhouse, Cul-De-Sac, Landscaped, Walkstreet, Yard, Zero Lot Line
Windows	Double Pane Windows
Roof	Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Tile, Vinyl
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Primary Suite, All Bedrooms Up, Attic, Balcony, Beamed

Ceilings, Built-in Features, Chair Rail, Crown Molding, Entrance Foyer, Granite Counters, Living Room Deck Attached, Pantry, Storage, Sunken Living Room, Unfurnished, Walk-In Pantry

Appliances	Disposal, Refrigerator, Dryer, Washer, Electric Range
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Den, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	January 14th, 2025
Days on Market	60
Short Sale	N
RE / Bank Owned	N

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