

# \$1,970,000 - 23279 Atlantis Way, Dana Point

MLS® #OC25018472

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## \$1,970,000

2 Bedroom, 3.00 Bathroom, 1,673 sqft  
Residential on 0 Acres

Monarch Bay Villas (MBV), Dana Point,

This stunning Spanish-style ocean-view end-unit villa perfectly blends comfort and elegance. Step into the spacious living room, where wood-beamed ceilings and a cozy stone-tiled fireplace create a warm, inviting ambiance. The large private balcony offers impressive ocean and golf course views, making every day like a vacation. The gourmet kitchen is a chef's delight, featuring shaker-style cabinets, quartz countertops, a center dine-in island, and stainless-steel appliances. Adjacent to the kitchen, the dining room provides ample space for entertaining, while the newly hardscaped private patio is perfect for al fresco dining. Retreat upstairs to the luxurious primary suite, a true haven of relaxation with its en-suite bath, large walk-in closet, and private ocean-view balcony. You'll be mesmerized by the majestic panoramic views of Salt Creek Beach, Catalina Island, Monarch Beach Golf Links, and the iconic Ritz-Carlton and Waldorf Astoria resorts. Finishing the upstairs includes a guest bedroom, guest bathroom, and a spacious loft perfect for a home office or third bedroom. Enjoy recently installed shaker doors throughout the unit. The oversized two-car garage is a standout feature, offering abundant storage for all your beach toys, plus a versatile dual-access separate storage room. The driveway provides additional parking for two more vehicles, ensuring plenty of guest space. Monarch Bay Villas boasts incredible community amenities, including a pool, spa,



clubhouse, billiards room, fitness room, sauna, open green spaces, and a barbecue area. Residents also enjoy a private community trail connecting directly to the Salt Creek Trailhead, offering easy access to nearby restaurants, cafes, salons, fitness facilities, and shopping at Monarch Bay Plaza, Salt Creek Beach, the Waldorf Astoria, and the Ritz-Carlton. All units within Monarch Bay Villas received new tile roofs and freshly painted exteriors in 2022. Whether you're seeking a primary residence or a luxurious vacation getaway, this villa is your ticket to owning a piece of coastal paradise. You'll love the convenience of being close to world-class dining, shopping, and entertainment and the opportunity to indulge in the ultimate Southern California lifestyle. Take advantage of this exceptional opportunity to own a slice of heaven in the hidden gem of Monarch Bay Villas.

Built in 1973

### Essential Information

MLS® #	OC25018472
Price	\$1,970,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,673
Acres	0.08
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Lauren Cooper
Listing Office	Compass

### Community Information

Address	23279 Atlantis Way
Area	MB - Monarch Beach
Subdivision	Monarch Bay Villas (MBV)
City	Dana Point
County	Orange
Zip Code	92629

### **Amenities**

Amenities	Billiard Room, Call for Rules, Clubhouse, Fitness Center, Maintenance Grounds, Management, Barbecue, Picnic Area, Pool, Pet Restrictions, Recreation Room, Spa/Hot Tub, Game Room, Meeting/Banquet/Party Room, Meeting Room, Outdoor Cooking Area, Sauna, Trail(s)
Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking Spaces	6
Parking	Driveway, Garage
# of Garages	4
Garages	Driveway, Garage
View	City Lights, Ocean, Coastline, Golf Course, Panoramic
Has Pool	Yes
Pool	Community, In Ground, Private, Association, Heated
Security	Gated Community

### **Exterior**

Exterior	Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Yard, Close to Clubhouse, Corner Lot
Windows	Custom Covering(s), Double Pane Windows
Roof	Tile
Construction	Stucco
Foundation	Slab

### **Interior**

Interior	Carpet, Tile, Wood
Interior Features	Beamed Ceilings, Breakfast Bar, Balcony, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, High Ceilings, Living Room Deck Attached, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Unfurnished, All Bedrooms Up, Attic, Primary Suite, Built-in Features, Chair Rail, Two Story Ceilings, Walk-In Pantry
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Water Heater,

	Dryer, Washer, Free-Standing Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

### **School Information**

District	Capistrano Unified
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### **Additional Information**

Date Listed	January 25th, 2025
Days on Market	59
Short Sale	N
RE / Bank Owned	N

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