

# **\$349,000 - 25442 Sea Bluffs Drive # 302, Dana Point**

MLS® #OC25022516

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## **\$349,000**

1 Bedroom, 1.00 Bathroom, 858 sqft  
Residential on 0 Acres

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

Welcome to this charming one-bedroom condo located in The Sea Bluffs, Ivy Signature Living, a serene 62+ retirement community in beautiful Dana Point. This home offers a spacious and open floor plan, featuring stunning mountain views that provide a peaceful backdrop for everyday living. Step inside and discover upgraded countertops and luxurious vinyl flooring throughout, adding both style and functionality. The top-floor location offers vaulted ceilings that create a bright and airy atmosphere, making this condo feel even more expansive. Enjoy the peace of mind and comfort that comes with living in this full-service community, where everything you need is at your fingertips. Residents receive meals freshly prepared by an exceptional culinary team, housekeeping services, transportation, general maintenance and utilities, making everyday life effortless. Youâ€™ll also appreciate the ongoing general maintenance of the condo, leaving you more time to enjoy all that this vibrant community has to offer. Take advantage of a wide variety of social programs, classes, and daily activities designed to keep you engaged, active, and connected. And when youâ€™re craving a day at the beach, you're just a mile from the stunning Doheny Beachâ€”perfect for enjoying the coastal lifestyle! This exceptional condo is more than just a homeâ€”itâ€™s an opportunity to enjoy your retirement years in a luxurious, hassle-free environment,



surrounded by like-minded neighbors and countless amenities. The community Clubhouse contains a beautiful library, multi purpose room, billiards, spa, fitness room, card room and so much more. MANDATORY MONTHLY SERVICE FEE of \$3,241 plus HOA of \$660.00 , second person fee of \$2100.00 applies if applicable.

Built in 1997

### Essential Information

MLS® #	OC25022516
Price	\$349,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	858
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Jared Audisio
Listing Office	United Realty Center Inc

### Community Information

Address	25442 Sea Bluffs Drive # 302
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
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Utilities	Electricity Connected, Sewer Connected, Cable Connected, Phone Available, Water Connected
Parking Spaces	1
Parking	Community Structure, Covered, Garage
# of Garages	1
Garages	Community Structure, Covered, Garage
View	Mountain(s), 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	Vinyl
Interior Features	Breakfast Bar, High Ceilings, Walk-In Closet(s), Bedroom on Main Level, Quartz Counters, Unfurnished
Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Dryer, Electric Cooktop, Freezer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	January 31st, 2025
Days on Market	116
Short Sale	N
RE / Bank Owned	N

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