

# **\$1,029,000 - 230 Shorebreaker Drive, Laguna Niguel**

MLS® #OC25033166

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## **\$1,029,000**

3 Bedroom, 3.00 Bathroom, 1,568 sqft  
Residential on 14 Acres

Breakers (BB) (BBB), Laguna Niguel,

Don't miss this gorgeous townhome located in the beautiful community of "The Breakers at Bear Brand". This is a turnkey home less than three miles from the Orange County coastline and world class beaches featuring approximately 1568 square feet, three bedroom, three bathroom two story premium end-unit. This home can be purchased furnished. The remodeled kitchen has stainless steel Kitchen Aid appliances, granite counters, travertine flooring, updated cabinetry and plenty of space for casual or formal dining. The living room features vaulted ceilings, a fireplace and luxury vinyl wood plank flooring. The convenient lower-level bedroom has luxury vinyl wood plank flooring and direct access to a full remodeled bathroom. The upper level offers two bedrooms, a primary suite with a spacious walk-in closet behind a mirrored door, vaulted ceiling with fan and a private bath. The junior en-suite bedroom also provides a ceiling fan, private bath and a step-out balcony overlooking the community pool. The laundry room is located next to the direct access oversized two-car garage featuring ample storage cabinets. This home was recently re-piped with PEX, has a newer A/C and furnace, an EV outlet and a newer upgraded Electrical Panel. The Breakers of Bear Brand community is located very near the world class resorts of the Waldorf Astoria and the Ritz Carlton and just a short 5-mile drive to the Montage Resort in South Laguna Beach and Salt Creek and Strands beaches. You will



have direct access walking path to the Ocean Ranch Village which has great restaurants, several boutique shops, Trader Joe's and 24-Hour Fitness. The Breakers is located a short 10-minute drive to Dana Point's revitalized "Lantern Village", Dana Point Harbor offering surfing, fishing, dining and entertainment venues. This beautiful townhouse and community will provide you with Southern California living at its best. ALL FURNITURE IS NEGOTIABLE!!

Built in 1989

### Essential Information

MLS® #	OC25033166
Price	\$1,029,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,568
Acres	14.17
Year Built	1989
Type	Residential
Sub-Type	Townhouse
Style	Contemporary
Status	Closed
Listing Agent	Jim Zakhar
Listing Office	Regency Real Estate Brokers

### Community Information

Address	230 Shorebreaker Drive
Area	LNSLT - Salt Creek
Subdivision	Breakers (BB) (BBB)
City	Laguna Niguel
County	Orange
Zip Code	92677

### Amenities

Amenities	Barbecue, Maintenance Front Yard, Management, Pets Allowed, Pool
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Utilities	Cable Available, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
# of Garages	2
View	Pool
Has Pool	Yes
Pool	Association, Community, Gunite, Heated

## Exterior

Lot Description	Close to Clubhouse
Roof	Spanish Tile

## Interior

Interior	Stone, Vinyl
Interior Features	Breakfast Bar, Granite Counters, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Balcony, Cathedral Ceiling(s), Ceiling Fan(s), High Ceilings, Multiple Primary Suites, Recessed Lighting, Two Story Ceilings
Appliances	Dishwasher, Disposal, Refrigerator, Range Hood, Water Heater, Dryer, Washer, Convection Oven, Gas Oven, Gas Range, Gas Water Heater, High Efficiency Water Heater, Ice Maker, Microwave, Self Cleaning Oven, Vented Exhaust Fan, Water To Refrigerator
Heating	Forced Air, Fireplace(s), Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Great Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
High	Dana Hills

## Additional Information

Date Listed	February 13th, 2025
Days on Market	200
Short Sale	N
RE / Bank Owned	N

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