

# \$2,800,000 - 34652 Via Catalina, Dana Point

MLS® #OC25039483

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## \$2,800,000

7 Bedroom, 5.00 Bathroom,  
Residential Income on 0 Acres

N/A, Dana Point,

This exceptional ocean-view multi-family residence presents a prime investment opportunity in a highly desirable coastal location. Featuring two high-end homes on one lot, this property is ideal for maximizing rental income, short-term vacation stays, or multigenerational living. The main residence offers 4 bedrooms plus an office, 2.5 baths, and 3,100 square feet of luxurious space, while the second home provides 3 bedrooms, 2.5 baths, and 2,200 square feet of equally impressive design. Both homes boast upscale finishes, including a gourmet kitchen with marble countertops and European cabinetry, hand-scraped bamboo flooring, and spa-inspired bathrooms. Multiple viewing decks offer panoramic ocean and city views, enhancing the property's rental appeal. Each home includes a private two-car garage, adding convenience for tenants or guests. With strong income potential in a high-demand market, this is a rare opportunity to invest in a premium coastal asset with immediate and long-term returns.



Built in 1989

## Essential Information

MLS® #	OC25039483
Price	\$2,800,000
Bedrooms	7
Bathrooms	5.00

Acres	0.12
Year Built	1989
Type	Residential Income
Sub-Type	Duplex
Style	Mediterranean
Status	Closed
Listing Agent	Mark Lucy
Listing Office	HomeVest Properties

### **Community Information**

Address	34652 Via Catalina
Area	CB - Capistrano Beach
Subdivision	N/A
City	Dana Point
County	Orange
Zip Code	92624

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available
Parking Spaces	8
Parking	Driveway, Garage, Direct Access, Door-Multi, Garage Faces Front, Garage Faces Rear, One Space, Private, RV Access/Parking
# of Garages	4
Garages	Driveway, Garage, Direct Access, Door-Multi, Garage Faces Front, Garage Faces Rear, One Space, Private, RV Access/Parking
View	City Lights, Ocean
Pool	None

### **Exterior**

Lot Description	Level, Landscaped, Street Level
Windows	Drapes

### **Interior**

Interior	Bamboo, Carpet, Laminate, Tile, Wood
Interior Features	All Bedrooms Up, Balcony, Bedroom on Main Level, Main Level Primary, Open Floorplan
Appliances	Dishwasher, Free-Standing Range, Gas Oven, Gas Range
Heating	Central, Fireplace(s), Forced Air

Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	38
Short Sale	N
RE / Bank Owned	N

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