

\$3,799,000 - 35615 Beach Road, Dana Point

MLS® #OC25061296

\$3,799,000

3 Bedroom, 2.00 Bathroom, 1,965 sqft
Residential on 0 Acres

Beach Road Custom (BR), Dana Point,

Discover the ultimate surfside lifestyle at this recently remodeled Spanish Contemporary home, enviably located right on the sand in the historically rich, guard-gated Capistrano Beach enclave of Beach Road. All-encompassing views dazzle with crashing waves, colorful sunsets, the deep-blue Pacific Ocean, and the bold silhouettes of Catalina Island and Dana Point's™ towering Headlands. Views elevate living from interior spaces as well as a large beachfront terrace with a variety of entertaining areas and a covered patio with built-in BBQ island. Measuring nearly 1,965 square feet, the residence presents a boundless sense of openness, with a double-height ceiling showcased in a living room with linear fireplace, patio access and large clerestory windows. Dine in style between the living room and a beautifully appointed chef's™ kitchen with a Viking range and dishwasher, white cabinetry, granite countertops with full matching backsplash, and a large built-in pantry. The first level is home to a secondary ocean-view bedroom, and a versatile bonus room/additional bedroom with outdoor access. A classic spiral staircase ascends to the bright and airy home's™ second-floor hall, which overlooks the living room and leads to a laundry room and two more bedrooms, including one with a large ocean-view balcony. Private parking for four and a storage building are located right across the street from the residence, which occupies a homesite of approximately 3,485 square



feet. Wood-look tile, designer carpet and luxury vinyl plank flooring complement a white color scheme throughout the turnkey home. Stretching across 1.5 miles of private beach and offering about 185 homes, 24-hour guard gated Beach Road has a stellar setting near Dana Point's harbor, the popular Lantern District, coastal trails, top schools, and the coastal towns of San Clemente and Laguna Beach.

Built in 1947

Essential Information

MLS® #	OC25061296
Price	\$3,799,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,965
Acres	0.08
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Custom, Spanish
Status	Closed
Listing Agent	Doug Echelberger
Listing Office	Inhabit Collective

Community Information

Address	35615 Beach Road
Area	CB - Capistrano Beach
Subdivision	Beach Road Custom (BR)
City	Dana Point
County	Orange
Zip Code	92624

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4

Parking	One Space, Storage
Garages	One Space, Storage
View	Catalina, Coastline, Ocean, Panoramic, Water
Waterfront	Beach Access, Beach Front, Ocean Access, Ocean Front, Ocean Side Of Freeway, Ocean Side Of Highway, Seawall
Pool	None
Security	Carbon Monoxide Detector(s), Gated with Guard, 24 Hour Security, Smoke Detector(s), Gated Community, Gated with Attendant, Security Guard

Exterior

Exterior	Stucco
Exterior Features	Lighting
Lot Description	Back Yard, Landscaped, Rectangular Lot, Street Level, Yard
Windows	Double Pane Windows, Casement Window(s)
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Open Floorplan, Recessed Lighting, Walk-In Closet(s), Bedroom on Main Level, Granite Counters, High Ceilings, Stone Counters, Two Story Ceilings
Appliances	Dishwasher, Disposal, Range Hood, Barbecue, Convection Oven, Gas Range, Trash Compactor
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Electric, Great Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Middle	Shorecliff
High	San Juan Hills

Additional Information

Date Listed	April 3rd, 2025
Days on Market	67

Short Sale N

RE / Bank Owned N

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