

\$2,695,000 - 13 Tirremia Drive, Dana Point

MLS® #OC25073984

\$2,695,000

3 Bedroom, 3.00 Bathroom, 2,224 sqft
Residential on 0 Acres

Villas II @ Monarch Beach (MV2), Dana Point,

Tucked behind the private gates of Monarch Beach, 13 Tirremia blends timeless elegance with relaxed coastal living in one of Dana Point's most coveted communities.

Single-story ease, abundant natural light, and soaring ceilings create an open, inviting atmosphere throughout the home.

Energy-efficient solar panels further enhance the home's functionality and value.

The formal living room welcomes you with a warm fireplace, and dual French doors open to a beautifully manicured backyard – a tranquil extension of the interior living space. The formal dining room also opens outdoors, offering seamless flow for both intimate dinners and lively gatherings.

The kitchen is thoughtfully designed with an abundance of cabinetry, built-in range, wine refrigerator, and a convenient built-in desk – ideal for working from home. A spacious family room with a second fireplace connects effortlessly to the kitchen, creating the perfect hub for everyday living and entertaining.

Two secondary bedrooms with custom plantation shutters share a completely updated Jack and Jill bathroom featuring dual vanities, sleek cabinetry, and a modern walk-in shower. An additional powder room adds flexibility and ease for guests.

Privately set apart, the primary suite is a peaceful sanctuary with direct access to the backyard oasis. The spa-inspired primary bath offers a freestanding soaking tub beneath a striking chandelier, a large custom-tiled walk-in



shower with dual shower heads, and dual vanities – all curated with luxurious finishes to create a calming, retreat-like feel.

The outdoor space is equally impressive: a sparkling pool and spa, built-in BBQ, outdoor woodfired brick oven, and a cozy outdoor fireplace set the stage for year-round entertaining or relaxing evenings under the stars. Lush landscaping enhances the sense of privacy and serenity.

Residents of Monarch Beach Villas II enjoy access to beautifully maintained parks and a dedicated dog park, all within the gates of the community. Beyond the neighborhood, you're just minutes from the sandy shores of Salt Creek Beach and Strand Beach, the world-renowned Ritz-Carlton and Waldorf Astoria resorts, and the vibrant shops and restaurants of the Lantern District.

Elegant yet comfortable, 13 Tirremia captures the very best of coastal luxury living.

Built in 1986

Essential Information

MLS® #	OC25073984
Price	\$2,695,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,224
Acres	0.24
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Simon Guy
Listing Office	Keller Williams OC Coastal Realty

Community Information

Address	13 Tirremia Drive
Area	MB - Monarch Beach
Subdivision	Villas II @ Monarch Beach (MV2)
City	Dana Point
County	Orange
Zip Code	92629

Amenities

Amenities	Controlled Access, Maintenance Grounds, Pool, Pets Allowed, Dog Park, Guard, Management, Security, Trail(s)
Parking Spaces	2
Parking	Direct Access, Garage, Door-Single, Garage Faces Front
# of Garages	2
Garages	Direct Access, Garage, Door-Single, Garage Faces Front
View	Pool
Has Pool	Yes
Pool	In Ground, Private, Association
Security	Gated Community, Gated with Attendant

Exterior

Exterior Features	Barbecue, Lighting
Lot Description	Back Yard, Landscaped
Windows	Double Pane Windows, Shutters
Roof	Spanish Tile
Foundation	Slab

Interior

Interior	Tile, Vinyl
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Bedroom on Main Level, Main Level Primary, Built-in Features, Recessed Lighting
Appliances	Built-In Range, Dishwasher, Gas Oven, Microwave, Refrigerator
Heating	Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Outside, Gas
# of Stories	1
Stories	One

School Information

Additional Information

Date Listed	February 24th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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