

# **\$1,949,000 - 26872 Vista Del Mar, Dana Point**

MLS® #OC25093845

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## **\$1,949,000**

4 Bedroom, 4.00 Bathroom,  
Residential Income on 0 Acres

Other, Dana Point,

A strategic legacy asset west of the 5 freeway in desirable Capo Beach, 26872 Vista Del Mar offers the rare opportunity to blend coastal lifestyle with enduring financial performance. Perfectly situated just two blocks from Pines Park and moments from Dana Point Harbor and local beaches, this meticulously upgraded duplex delivers privacy, stability, and unmatched turnkey condition in one of South Orange County's most coveted enclaves. Every meaningful capital improvement has already been completed: a new roof, full repipe, updated electrical systems, new gas line, dual new water heaters, new ductwork, attic insulation, gutters, shut-off valves, new AC in Unit A, whole house fan in Unit B, Halo 5 whole house water filtration system, and more—all completed between 2021 and 2024 with an eye toward longevity and ease of ownership. Each residence lives entirely independently, with no shared walls, private entrances, private garages, separate laundry facilities, and thoughtful layouts designed for maximum comfort and quiet enjoyment. One residence features a beautifully modernized open-concept interior with quartz countertops, a remodeled kitchen and baths, and a sleek gas fireplace. The second residence offers a light-filled open design, updated vinyl flooring, upgraded bathrooms, built-ins, and timeless coastal character, elevated above the surrounding streets to capture gentle ocean breezes, lush palm tree views, and total privacy. The undeniable curb appeal,



professionally landscaped grounds, and elevated architectural character create a lasting first impression. With strong in-place income, future upside potential, complete ownership flexibility with no HOA restrictions, and the stability of long-term tenancy opportunities just steps from everything that defines the Dana Point lifestyle, Vista Del Mar represents a rare opportunity to acquire an asset that performs as beautifully as it presents. Properties of this caliberâ€”meticulously improved, thoughtfully designed, and positioned just steps from the Pacificâ€”are seldom available. An investment in Vista Del Mar is an investment in both lifestyle and enduring value, in a location that will only grow more coveted over time.

Built in 1973

**Essential Information**

MLS® #	OC25093845
Price	\$1,949,000
Bedrooms	4
Bathrooms	4.00
Acres	0.12
Year Built	1973
Type	Residential Income
Sub-Type	Duplex
Style	Cape Cod, Cottage, Traditional
Status	Closed
Listing Agent	Nicole Cinquini
Listing Office	Douglas Elliman of California

**Community Information**

Address	26872 Vista Del Mar
Area	CB - Capistrano Beach
Subdivision	Other
City	Dana Point
County	Orange

Zip Code 92624

## Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Parking Spaces 3

Parking Driveway Level, Garage, Off Street, Door-Multi, Private

# of Garages 3

Garages Driveway Level, Garage, Off Street, Door-Multi, Private

Waterfront Ocean Side Of Freeway

Pool None

Security Carbon Monoxide Detector(s), Smoke Detector(s), Security System

## Exterior

Exterior Stucco, Wood Siding

Lot Description ZeroToOneUnitAcre

Roof Composition

Construction Stucco, Wood Siding

Foundation Slab

## Interior

Interior Laminate, Vinyl

Interior Features Ceiling Fan(s), Bedroom on Main Level, Open Floorplan, Walk-In Closet(s)

Appliances Dishwasher, Gas Range, Microwave, Refrigerator, Water Softener, Water Heater, Water Purifier

Heating Forced Air

Cooling Central Air, Whole House Fan

Fireplace Yes

Fireplaces Electric, Gas

# of Stories 2

Stories Two

## Additional Information

Date Listed April 29th, 2025

Days on Market 30

Short Sale N

RE / Bank Owned N

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