

# **\$4,400 - 25706 Shell Drive # 192, Dana Point**

MLS® #OC25123740

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## **\$4,400**

3 Bedroom, 3.00 Bathroom, 1,727 sqft

Residential Lease on 5 Acres

Marlborough Seaside Villa (MV), Dana Point,

Beautiful Three Bedroom Townhome located in the Coastal Community of "Seaside Villas". Newly painted throughout and tastefully appointed with White Tile Floors on Lower Level, and Luxury Vinyl Floors on Stairs and Second Level. This wonderful Coastal Cottage boasts lots of natural light with Stunning Cathedral Ceilings upon entry: The welcoming open Living Area will not disappoint, with its High Ceilings, Designer Fireplace and many windows. The Living Area conveniently opens to Dining Area and provides easy access to Charming Backyard Patio. The Kitchen is perfect for entertaining with Breakfast Bar, Gorgeous Stone Countertops and all open to Family Room. Additionally, Sliding Glass Doors lead from Family Room to large Outdoor Courtyard creating another Fabulous Indoor-Outdoor Space. Laundry Room and Guest Bath complete the Lower Level. Ascend the Stairs where you will find Primary Suite with large windows which overlook the Patio below. Upgraded Primary Bath with Walk-In Shower and Dual Sink Vanity. Two Guest Bedrooms, and a Third Bath completes the Second Level. The property includes a Two Car Garage and lots of Guest Parking. Resort Style Amenities include Association Pool, Spa, and Clubhouse. Minutes to Doheny State Beach and Del Prados Designer boutiques, Trendy Restaurants and many Surf Shops. If you love the Ocean Breezes and want to live in a Beachside Town full of Festivals, Great Surf and a Renown Harbor full of activities and



watersports, this is the perfect Home.

Built in 1987

## Essential Information

MLS® #	OC25123740
Price	\$4,400
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,727
Acres	5.00
Year Built	1987
Type	Residential Lease
Sub-Type	Condominium
Style	Craftsman
Status	Closed
Listing Agent	Suzanne Klee
Listing Office	Keller Williams Realty Irvine

## Community Information

Address	25706 Shell Drive # 192
Area	DO - Del Obispo
Subdivision	Marlborough Seaside Villa (MV)
City	Dana Point
County	Orange
Zip Code	92629

## Amenities

Amenities	Barbecue, Clubhouse, Pool, Spa/Hot Tub
Utilities	Association Dues
Parking Spaces	3
Parking	Door-Single, Garage, Garage Faces Front
# of Garages	2
Garages	Door-Single, Garage, Garage Faces Front
View	Neighborhood
Waterfront	Ocean Side Of Highway

Has Pool	Yes
Pool	Association, Community

## Interior

Interior	Tile, Vinyl
Interior Features	Separate/Formal Dining Room, Primary Suite, All Bedrooms Up, Breakfast Bar, Cathedral Ceiling(s), High Ceilings, Stone Counters
Appliances	Dishwasher, Gas Range, Disposal
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
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## Additional Information

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

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