

# **\$769,000 - 34012 Selva Road # 13, Dana Point**

MLS® #OC25130125

**\$769,000**

1 Bedroom, 1.00 Bathroom, 701 sqft

Residential on 0 Acres

Niguel Beach Terrace (NBT), Dana Point,

Welcome to an extremely rare opportunity to own a property just a stoneâ€™s throw from the beachâ€”at an incredible price point! This home is just stepsâ€”approximately 300 yardsâ€”from the stunning Strands Beach. Strands Beach offers complimentary cart shuttle access through the prestigious Strand neighborhood, providing convenient and effortless access to the sandâ€”bringing the ultimate beach lifestyle right to your doorstep. This desirable upper-level condo features vaulted ceilings that create a bright, open ambiance throughout. The kitchen has been upgraded with quartz countertops, a double sink, and new stainless steel appliancesâ€”including an LG dishwasher and Samsung electric range. Additional improvements include dual-pane tinted windows and sliding doors, a new GE washer and dryer, and laminate plank flooring. The homeowners association has completed a full PEX repipe, replacing the communityâ€™s copper plumbing both in-unit and throughout the entire development. A ceiling fan in the dining area enhances comfort by circulating the ocean breeze. The primary bedroom offers tranquil views of lush greenery and opens to a private balcony, which also features a separate outdoor closet housing the washer and dryer. In addition, the community features both a family-friendly pool and spa, as well as a separate adults-only jacuzzi. Coastal trails are approximately half a mile away at the Dana Point Headlands Conservation Area.



This community is located just across from the prestigious Strand neighborhood, with beach access also provided through non-gated entrances, allowing for easy access to the sand and surf. Dana Point Harbor is approximately 1 mile away and currently undergoing an extensive multimillion dollar revitalizationâ€"bringing exciting new dining, shopping, and entertainment options, and making this a great investment opportunity. The property is also in close proximity to the Ocean Institute at Dana Point Harbor, offering educational and family-friendly experiences. This location provides quick access to Laguna Beach via PCH and even faster access to the vibrant Lantern District in Dana Point. Surf enthusiasts will love being walking distance to Salt Creek Beach, accessible through Strands and a scenic walk north. This is more than just a homeâ€"itâ€™s a lifestyle of sun, sand, and seaside serenity. Opportunities to live this close to the beach in Dana Point are few and far between. Donâ€™t miss your chance to make it yours!

Built in 1982

## Essential Information

MLS® #	OC25130125
Price	\$769,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	701
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Rachael Ashley
Listing Office	Harcourts Prime Properties

## Community Information

Address	34012 Selva Road # 13
Area	MB - Monarch Beach
Subdivision	Niguel Beach Terrace (NBT)
City	Dana Point
County	Orange
Zip Code	92629

## Amenities

Amenities	Pool, Clubhouse, Pet Restrictions, Pets Allowed, Recreation Room, Spa/Hot Tub, Trash, Water
Parking	Assigned
Garages	Assigned
View	Neighborhood, Trees/Woods
Has Pool	Yes
Pool	Association

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior	Laminate
Interior Features	Separate/Formal Dining Room, Quartz Counters, All Bedrooms Up, Balcony
Appliances	Dishwasher, Refrigerator, Electric Cooktop
Heating	Central
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
High	Dana Hills

## Additional Information

Date Listed	May 28th, 2025
Days on Market	30
Short Sale	N
RE / Bank Owned	N

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