

# **\$1,649,000 - 34283 Via Lopez, Dana Point**

MLS® #OC25148324

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**\$1,649,000**

3 Bedroom, 3.00 Bathroom, 2,033 sqft

Residential on 0 Acres

Palisades (PS), Dana Point,

This beautifully renovated Mills Act protected historic home is one of only 22 original Spanish Colonial revival homes built by the Doheny family in the late 1920s. The home offers 3 bedrooms, 3 bathrooms and 3 fireplaces with authentic architectural details including elegant archways & windows. This gem retains its original character without sacrificing the luxury and convenience of a modern-day home. The open-concept kitchen is completely remodeled with quartz counter tops, beautiful custom cabinetry, and stainless steel appliances. The downstairs bathroom accentuates the late 1920s architecture and connects to a separate laundry room. The primary suite offers a vaulted ceiling, cozy fireplace and large balcony. The luxuriously appointed primary bathroom boasts separate dual head shower, oversized tub, and a spacious walk-in closet. Peek-a-boo ocean view & breeze remind you of just how close the home sits to the Pacific. Relax in the additional 400 square feet of covered outdoor living space not included in the home's square footage. Available to the new owners are city-ready finished architectural drawings to convert the 400 sq. ft. rear covered structure into an ADU that is water, electric, and sewer ready. Rear electric vehicle charging already wired with 220V access. Located on the ocean side of the freeway in walking distance to Palisades Elementary School, scenic Pines Park, & of course the beach. Because of its historical importance to



the city of Dana Point, this unique home is registered under Mills Act and offers it's owners a massive property tax savings annually as yet another added bonus to ownership.

Built in 1928

**Essential Information**

MLS® #	OC25148324
Price	\$1,649,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,033
Acres	0.10
Year Built	1928
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Jadon Lavik
Listing Office	Berkshire Hathaway HomeService

**Community Information**

Address	34283 Via Lopez
Area	CB - Capistrano Beach
Subdivision	Palisades (PS)
City	Dana Point
County	Orange
Zip Code	92624

**Amenities**

Parking Spaces	6
Parking	Carport, Covered, Paved, Public, Storage, Tandem
# of Garages	2
Garages	Carport, Covered, Paved, Public, Storage, Tandem
View	Mountain(s), Peek-A-Boo, Water
Pool	None

## Exterior

Exterior	Plaster
Lot Description	Front Yard, Street Level, Back Yard, Landscaped, Level, Near Park, Sprinklers In Front, Sprinklers In Rear, Sprinkler System, ZeroToOneUnitAcre
Windows	Wood Frames
Roof	Spanish Tile
Construction	Plaster
Foundation	Slab

## Interior

Interior	Tile, Wood, Carpet
Interior Features	Ceiling Fan(s), All Bedrooms Up, Balcony, Cathedral Ceiling(s), Eat-in Kitchen, Granite Counters, Open Floorplan, Primary Suite, Recessed Lighting, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Water Heater, Disposal, Gas Cooktop, Gas Oven, Refrigerator, Vented Exhaust Fan
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Family Room, Gas, Primary Bedroom
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Palisades
Middle	Shorecliff
High	Dana Hills

## Additional Information

Date Listed	June 27th, 2025
Days on Market	10
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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