

\$3,295,000 - 23822 Cassandra Bay, Dana Point

MLS® #OC25152709

\$3,295,000

4 Bedroom, 3.00 Bathroom, 1,852 sqft

Residential on 0 Acres

Niguel Shores Custom (NSC), Dana Point,

Submitted for comp purposes. Welcome to an extensively REBUILT single-story coastal home nestled in the heart of the prestigious, 24 hr guarded-gate community of Niguel Shores. Remodeled from the studs up, this exceptional coastal single-level retreat offers 4 bedrooms & 3 baths that epitomizes meticulous attention to detail & craftsmanship. You are greeted by a large driveway, a rarity among Niguel Shores homes- leading to a private, gated front yard with custom stack stone firepit, lighted water fountain & a modern custom glass paneled two-car garage door. Step into a bright, open living space with a 20-foot ceiling where transitional elegance meets coastal charm seamlessly flowing from the kitchen to the living & dining areas. The chefâ€™s kitchen features custom white shaker cabinets, 2 large pantries, quartz countertops, & high-end Thor Appliances including a gas range, refrigerator, dishwasher, built-in microwave & beverage center. The large quartz waterfall island offers bar seating for 4 & storage. The custom quartz top desk & entry table add cohesive aesthetics. The 7 new skylights offer abundant natural light & air. The Garber Blinds offer shade & energy savings. Water-resistant engineered wood floors throughout are perfectly durable to handle beach activities! Each of the 3 bathrooms are tiled with high quality MSI Porcelain & beach pebble shells accenting the discerning Justice handcrafted bar lights & LED lighted mirrors. Separate



laundry room with gas hook-ups, new cabinets & porcelain tile floor. Modern technology abounds with pre-wired automation, Cat-6 ethernet & wireless access. The exterior has smooth coat stucco, tile roof & new fascia boards, hardscape, irrigation & drainage. The attached garage with new epoxy flooring. The maintenance-free backyard includes potted drought-tolerant plants with built-in drip systems, polished rocks, a water fountain & a large side yard for pets. The community of Niguel Shores offers direct beach access, a private oceanfront bluff & park, newly renovated clubhouse, an Olympic-size pool, spa, pickle ball & tennis courts. Minutes from the Ritz- Carlton, Waldorf Astoria & Dana Point Harbor. Don't miss out on this incredible opportunity where you will enjoy the sand, sun & surf in a truly unique & desirable living experience in a welcoming and safe community. Home can also be a rental & investment BEACH BLUFF VACATION RETREAT.

Built in 1972

Essential Information

MLS® #	OC25152709
Price	\$3,295,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,852
Acres	0.09
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Bob Wolff

Listing Office Harcourts Prime Properties

Community Information

Address 23822 Cassandra Bay
Area MB - Monarch Beach
Subdivision Niguel Shores Custom (NSC)
City Dana Point
County Orange
Zip Code 92629

Amenities

Amenities Clubhouse, Sport Court, Maintenance Grounds, Management, Barbecue, Pool, Pet Restrictions, Spa/Hot Tub, Tennis Court(s), Controlled Access, Guard, Meeting/Banquet/Party Room, Pickleball, Sauna
Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected
Parking Spaces 4
Parking Direct Access, Driveway, Garage, Garage Door Opener, Garage Faces Side
of Garages 2
Garages Direct Access, Driveway, Garage, Garage Door Opener, Garage Faces Side
View None
Waterfront Beach Access
Has Pool Yes
Pool Association
Security Carbon Monoxide Detector(s), Gated Community, 24 Hour Security, Smoke Detector(s), Gated with Attendant, Gated with Guard, Security Guard

Exterior

Exterior Stucco, Drywall, Stone
Exterior Features Rain Gutters, Fire Pit
Lot Description Back Yard, Front Yard, Rectangular Lot, Sprinkler System, Street Level, Close to Clubhouse, Zero Lot Line
Windows Blinds, Double Pane Windows, Skylight(s)
Roof Tile
Construction Stucco, Drywall, Stone
Foundation Slab

Interior

Interior Wood
Interior Features Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan,

	All Bedrooms Down, Main Level Primary, Built-in Features, Quartz Counters
Appliances	Dishwasher, Freezer, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, SixBurnerStove
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
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Additional Information

Date Listed	July 8th, 2025
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Short Sale	N
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RE / Bank Owned	N
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