

# **\$1,100,000 - 33144 Ocean Ridge, Dana Point**

MLS® #OC25157473

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## **\$1,100,000**

3 Bedroom, 3.00 Bathroom, 1,956 sqft  
Residential on 0 Acres

Marinita Townhomes (MT), Dana Point,

**APPRAISED OVER ASKING PRICE!** Clean Inspection and Termite Reports Available! Your coastal lifestyle awaits just 1.5 miles from Dana Point Harbor! Nestled in the gated Marinita Townhomes, this expansive 1,956 sq ft residence offers the largest floor plan in the community with 3 bedrooms, 2.5 baths, and a serene setting with valley views, ocean breezes, and complete privacy from road noise. Step inside to soaring ceilings, walls of windows, and a bright, open layout. The living room with a cozy gas fireplace flows seamlessly to a spacious patio perfect for indoor-outdoor entertaining; an additional nook can be used as a desk space, bar, or display area. The formal dining area is conveniently located between the living room and kitchen, offering a comfortable space for hosting meals and gatherings. The kitchen features newer appliances and a flexible room that can be used for a breakfast nook or your home office. Upstairs, the private primary suite boasts a generous walk-in closet, oversized double vanity, soaking tub and separate shower. Two additional bedrooms share a full bath and linen storage cabinets in upstairs hallway. One is oversized and can easily double as a second primary. The home has been fully repiped and includes interior laundry with ample storage. The refrigerator, washer, and dryer are included! This location is unbeatable with the free trolley stopping just outside the gate, offering quick access to Dana Point's best beaches and easy connection to other trolleys



serving nearby coastal destinations like Laguna Beach, San Clemente, San Juan Capistrano, and Laguna Niguel - spend the day exploring! Exciting developments continue in the Lantern District as well as the Dana Point Harbor with its \$600M+ revitalization project that promises new waterfront dining, boutique shopping and a world-class marina, ensuring strong future equity growth. Priced competitively with the option to assume the seller's low-rate FHA loan at 5.75%. This is your chance to customize your dream home, move in now and secure your place in one of south Orange County's most rapidly evolving coastal neighborhoods.

Built in 1990

**Essential Information**

MLS® #	OC25157473
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,956
Acres	0.04
Year Built	1990
Type	Residential
Sub-Type	Townhouse
Style	Cape Cod
Status	Closed
Listing Agent	Danielle Jackson
Listing Office	Compass

**Community Information**

Address	33144 Ocean Ridge
Area	DH - Dana Hills
Subdivision	Marinita Townhomes (MT)
City	Dana Point

County	Orange
Zip Code	92629

## Amenities

Amenities	Barbecue, Clubhouse, Maintenance Front Yard, Pets Allowed, Pickleball, Pool, Spa/Hot Tub, Tennis Court(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Multi, Driveway, Garage
# of Garages	2
Garages	Door-Multi, Driveway, Garage
View	Hills, Neighborhood, Valley
Has Pool	Yes
Pool	Association, Community, Heated, In Ground
Security	Gated Community

## Exterior

Lot Description	Sprinklers In Front
Foundation	Slab

## Interior

Interior	Vinyl
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Breakfast Area, Cathedral Ceiling(s), Eat-in Kitchen, High Ceilings, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Gas Cooktop, Microwave
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	3
Stories	Three Or More

## School Information

District	Capistrano Unified
Elementary	Malcolm
Middle	Marco Forester
High	Dana Hills

## Additional Information

Date Listed	July 12th, 2025
Days on Market	112
Short Sale	N
RE / Bank Owned	N

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