

# **\$3,600 - 34442 Via Espinoza, Dana Point**

MLS® #OC25163212

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**\$3,600**

2 Bedroom, 2.00 Bathroom, 1,128 sqft

Residential Lease on 0 Acres

Palisades (PS), Dana Point,

This Dramatic Dana Point upper duplex with 2 Bedrooms has just been remodeled! It's the one you've been waiting for! Enjoy ocean views from living, dining and breakfast room windows! Freshly painted and upgraded with crown moulding, new flooring, boasting open and bright living spaces is ready to enjoy. Featuring two balconies, one in front facing the ocean and one in back off the master bedroom. French doors open to the front balcony off the living room, offering fresh air and sunset ocean views. Spacious kitchen includes a breakfast room with ceiling fan, a cooks kitchen with a new stainless steel sink and faucet, 4 gas burner stove/oven, dishwasher, garbage disposal, with ample cabinetry and new counter tops. It's a great space to entertain! The upgraded new luxury plank vinyl flooring is throughout the home. It leads you to two oversized bedrooms offering great closets and storage space. The master bedroom has an adjoining balcony with a view of the backyard. The master bath has a newly tiled shower, new sink, faucets and mirrors. The second bath showcases a tub and shower combination and is located conveniently off the hallway. Enjoy a leisure ten minute walk to Capistrano Beach! Go for a swim or surf the waves! Minutes away is the Dana Point Harbor which is the home of countless boats, the Ocean Institute, Baby Beach, parks, fantastic shopping and ocean front restaurants. Easy access to the 5 freeway and the San Juan Capistrano train station



makes this location very desirable if you commute. One garage space is included in the lease price and there is ample driveway and street parking. Great schools are close by. This home has the best beach vibe, casual lifestyle and impressive neighborhood!

Built in 1974

## Essential Information

MLS® #	OC25163212
Price	\$3,600
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,128
Acres	0.11
Year Built	1974
Type	Residential Lease
Sub-Type	Duplex
Style	Mediterranean
Status	Closed
Listing Agent	Sherri Mceuen
Listing Office	First Team Estates

## Community Information

Address	34442 Via Espinoza
Area	CB - Capistrano Beach
Subdivision	Palisades (PS)
City	Dana Point
County	Orange
Zip Code	92624

## Amenities

Utilities	Gardener, Trash Collection, Water, Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	2
Parking	Concrete, Covered, Direct Access, Door-Single, Driveway, Driveway Up Slope

	From Street, Garage, Garage Faces Front
# of Garages	1
Garages	Concrete, Covered, Direct Access, Door-Single, Driveway, Driveway Up Slope From Street, Garage, Garage Faces Front
View	Ocean
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	ZeroToOneUnitAcre, Back Yard, Lawn, Near Park, Near Public Transit, Sprinkler System
Roof	Flat Tile
Construction	Stucco

## Interior

Interior	Vinyl
Interior Features	Main Level Primary, Balcony, Bedroom on Main Level, Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Galley Kitchen, Laminate Counters, Living Room Deck Attached, Open Floorplan, Primary Suite, Unfurnished
Appliances	Dishwasher, Disposal, Built-In Range, Gas Cooktop, Gas Oven, Gas Range, Gas Water Heater, High Efficiency Water Heater, Range Hood, Water Heater
Heating	Forced Air
Cooling	None
Fireplaces	None
# of Stories	3
Stories	One

## School Information

District	Capistrano Unified
Elementary	Palisades
Middle	Shorecliff
High	San Juan Hills

## Additional Information

Date Listed	July 21st, 2025
Days on Market	17
Short Sale	N
RE / Bank Owned	N

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