

# \$4,195,000 - 18 Indigo Way, Dana Point

MLS® #OC25165852

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## \$4,195,000

4 Bedroom, 6.00 Bathroom, 5,264 sqft  
Residential on 0 Acres

Bal Harbour (BALH), Dana Point,

Elegant, stately and impressively sized, this custom-caliber residence presents an exceptionally rare opportunity to own behind the gates of Dana Point's exclusive Bal Harbour collection, where only 43 homes are featured. Enviably located across the street from a beautiful neighborhood park on a large cul-de-sac homesite that backs to open space, the luxurious home is perfectly positioned to capture scenic views of Saddleback Mountain, hills and evening lights. Refined landscaping and custom hardscaping embellish the front yard, while a welcoming patio leads the way to a double-door entrance. The home's generous proportions are apparent upon arrival, with lighted art niches flanking the entry and a double-height foyer showcasing a stunning three-tier staircase. Natural light bathes massive living and dining rooms, where a fireplace, walk-in wet bar with refrigerator, and French doors opening to the backyard enrich sublime entertaining. The casual and sunny family room also offers backyard access and hosts a fireplace, built-ins and a seamless transition to the kitchen, where an island, breakfast area and white cabinets are displayed. A suite of stainless-steel appliances and smooth granite countertops with a full backsplash make mealtime prep virtually effortless. Approximately 5,264 square feet, this sought-after home reveals four ensuite bedrooms, including one on the main floor, five- and one-half baths, an office, and a game room with private bath and walk-in wet



bar. Three balconies bring the outdoors into the second floor, including an expansive view deck off a primary suite that boasts a fireplace, sitting area, tray ceiling and a wall of windows and French doors. The opulent primary bath is lavishly appointed with a sit-down vanity, two sinks, two commodes, a soaking tub, separate shower and expansive walk-in closet. Solar power enhances the home's energy efficiency, and a split three-car garage, hardwood flooring, designer carpet in bedrooms, crown molding, ceiling fans and custom built-ins are featured. Stylish entertaining is easy in a resort-inspired backyard with swimming pool and spa, a custom stone fireplace with circular patio, manicured landscaping, a lawn, spacious covered patio and a palapa-style built-in BBQ bar. The prestigious Bal Harbour enclave is less than one mile from Doheny Beach and Dana Point Harbor, and Del Obispo Park, Dana Hills High School, shopping centers and restaurants are minutes away.

Built in 2003

## Essential Information

|                |                               |
|----------------|-------------------------------|
| MLS® #         | OC25165852                    |
| Price          | \$4,195,000                   |
| Bedrooms       | 4                             |
| Bathrooms      | 6.00                          |
| Full Baths     | 4                             |
| Half Baths     | 1                             |
| Square Footage | 5,264                         |
| Acres          | 0.22                          |
| Year Built     | 2003                          |
| Type           | Residential                   |
| Sub-Type       | Single Family Residence       |
| Status         | Closed                        |
| Listing Agent  | Nura Motal                    |
| Listing Office | Douglas Elliman of California |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 18 Indigo Way      |
| Area        | DO - Del Obispo    |
| Subdivision | Bal Harbour (BALH) |
| City        | Dana Point         |
| County      | Orange             |
| Zip Code    | 92629              |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Controlled Access, Maintenance Grounds, Management               |
| Parking Spaces | 7  |
| Parking        | Direct Access, Door-Single, Driveway, Garage, Garage Faces Front |
| # of Garages   | 3  |
| Garages        | Direct Access, Door-Single, Driveway, Garage, Garage Faces Front |
| View           | Mountain(s), Neighborhood  |
| Has Pool       | Yes  |
| Pool           | Private  |
| Security       | Fire Sprinkler System, Gated Community, Smoke Detector(s)        |

## Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Fire Pit   |
| Lot Description   | Cul-De-Sac |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Carpet, Tile, Wood   |
| Interior Features | Balcony, Bar, Bedroom on Main Level, Breakfast Area, Breakfast Bar, Built-in Features, Ceiling Fan(s), In-Law Floorplan, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Dishwasher, Double Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, SixBurnerStove  |
| Heating           | Central, Fireplace(s)  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| Fireplaces        | Family Room, Living Room, Outside, Primary Bedroom   |
| # of Stories      | 2  |
| Stories           | Two  |

## School Information

|          |                    |
|----------|--------------------|
| District | Capistrano Unified |
|----------|--------------------|

|            |                |
|------------|----------------|
| Elementary | Richland       |
| Middle     | Marco Forester |
| High       | Dana Hills     |

### **Additional Information**

|                 |                  |
|-----------------|------------------|
| Date Listed     | August 1st, 2025 |
| Days on Market  | 21               |
| Short Sale      | N                |
| RE / Bank Owned | N                |

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