

# **\$1,990,000 - 25112 Danabirch, Dana Point**

MLS® #OC25171419

---

**\$1,990,000**

4 Bedroom, 3.00 Bathroom, 2,376 sqft

Residential on 0 Acres

Dana Woods (DW), Dana Point,

Welcome to coastal living at it's best in the highly sought-after community of Dana Woods. Nestled in a community known for its small, quiet cul-de-sacs and proximity to stunning beaches and scenic parks. Step inside through a classic Dutch door, and notice the engineered wood floors that flow throughout the main living areas. Vaulted ceilings will greet you in the Living room and Dining room that open to the gourmet kitchen. Crisp white cabinetry, marble-topped center island, and stainless steel appliances with ample storage join the nook and Family room with backyard access. The downstairs office, accessible through double doors, provides a dedicated workspace for productivity. You'll also appreciate the convenience of a spacious laundry room with a flex space work area for added functionality. The primary bedroom is a serene retreat, boasting a generous walk-out balcony with an ocean view. The spa-like bath elevates your daily routine with a custom vanity with quartz countertop and dual sinks, a large walk-in shower with white subway tile, and 2 closets. Secondary bedrooms are also generously sized and thoughtfully appointed with stylish shutters. (Downstairs BR is currently being used as an office). The backyard is perfect for relaxation or entertaining with a covered patio, grass area, and modern fencing overlooking a mature tree view. The Dana Woods community provides a friendly, family-oriented atmosphere, with well-maintained parks, a community pool, and



trails. You're just moments from the vibrant Dana Point Harbor, with its array of dining and shopping options. Explore the unique boutiques and scenic dining found in the Dana Point Lantern District.

Built in 1986

**Essential Information**

MLS® #	OC25171419
Price	\$1,990,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,376
Acres	0.11
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Listing Agent	Kimberly Chadwick
Listing Office	@Vantage Real Estate

**Community Information**

Address	25112 Danabirch
Area	DH - Dana Hills
Subdivision	Dana Woods (DW)
City	Dana Point
County	Orange
Zip Code	92629

**Amenities**

Amenities	Barbecue, Picnic Area, Playground, Pool, Trail(s)
Utilities	Natural Gas Connected, Sewer Connected, Water Connected, Underground Utilities
Parking Spaces	2
Parking	Concrete, Direct Access, Driveway, Garage
# of Garages	2

Garages	Concrete, Direct Access, Driveway, Garage
View	Trees/Woods, Ocean
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Wood Siding, Drywall, Frame
Lot Description	Front Yard, Sprinkler System, Yard, Cul-De-Sac, Landscaped, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
Windows	Shutters
Roof	Tile, Concrete
Construction	Stucco, Wood Siding, Drywall, Frame
Foundation	Slab

## Interior

Interior	Carpet, Laminate
Interior Features	Balcony, Ceiling Fan(s), Crown Molding, Cathedral Ceiling(s), Separate/Formal Dining Room, Granite Counters, Bedroom on Main Level, Primary Suite
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Del Obispo
Middle	Marco Forester
High	Dana Hills

## Additional Information

Date Listed	August 8th, 2025
Days on Market	11
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 5th, 2025 at 7:30am PST.

This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.