

\$2,298,000 - 27322 Via Bella, Dana Point

MLS® #OC25172489

\$2,298,000

3 Bedroom, 3.00 Bathroom, 2,438 sqft

Residential on 0 Acres

Other, Dana Point,

This exceptional, custom-built residence in the heart of Capistrano Beach, presents a rare and unparalleled opportunity for the discerning homeowner. Situated on an expansive 7,200 square foot lot, this magnificent home has undergone a comprehensive and meticulous renovation, extending far beyond a superficial refresh, to deliver a truly exquisite coastal living experience. Upon entering the one is greeted by an atmosphere of refined elegance and breathtaking panoramas. The generously proportioned living and dining rooms seamlessly flow together, inviting entertaining and showcasing the mesmerizing ocean views that are a focal point from nearly every front-facing room. A sophisticated family room with a newly appointed fireplace provides a cozy retreat, while the gourmet, galley-style kitchen and bright eat-in nook also bask in the splendor of the Pacific. Ascending to the upper level reveals a luxurious primary suite, a sanctuary of tranquility complete with its own fireplace. The spa-inspired primary ensuite is a testament to indulgence, featuring dual sinks, an opulent oversized walk-in dual shower and tub complex and a large walk-in closet for effortless organization and style. Two additional well-appointed secondary bedrooms, one of which offers captivating ocean views, share a large bathroom with convenient double sinks. Beyond the walls of this magnificent residence, a life of coastal adventure and leisure awaits. Situated mere moments from pristine beaches, the vibrant



Dana Point Harbor, and the iconic San Clemente Pier, this residence offers unparalleled access to a myriad of recreational and cultural experiences. Embrace the opportunity to partake in luxury year-round, with world-class golf courses, exquisite special events, and nearby five-star resorts like The Ritz-Carlton and Waldorf Astoria Monarch Beach Resort further enhancing the desirability of this exceptional location. This home has been thoughtfully reimagined with a discerning eye for detail and the highest quality finishes and masterfully blends resort-style coastal living with a casual beach-inspired ambiance, creating a truly unparalleled lifestyle opportunity. Welcome Home.

Built in 1986

Essential Information

MLS® #	OC25172489
Price	\$2,298,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,438
Acres	0.17
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Beau Beardslee
Listing Office	First Team Real Estate

Community Information

Address	27322 Via Bella
Area	CB - Capistrano Beach
Subdivision	Other
City	Dana Point

County Orange
Zip Code 92624

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Cable Connected, Electricity Available, Natural Gas Available, Phone Available, Phone Connected, Sewer Available, Water Available
Parking Spaces 8
Parking Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, Oversized, Paved, Private
of Garages 2
Garages Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, Oversized, Paved, Private
View City Lights, Neighborhood, Ocean, Panoramic, Water
Waterfront Ocean Side Of Freeway
Pool None
Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Stucco, Frame
Lot Description Back Yard, Cul-De-Sac, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Walkstreet, Yard, Near Park, Near Public Transit, Paved, Secluded, Sprinkler System
Windows Screens
Roof Composition
Construction Stucco, Frame
Foundation Slab

Interior

Interior Laminate, Tile, Wood
Interior Features Built-in Features, Balcony, Breakfast Area, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, All Bedrooms Up, Primary Suite, Walk-In Closet(s), Beamed Ceilings, Cathedral Ceiling(s), Entrance Foyer, Living Room Deck Attached, Stone Counters, Unfurnished
Appliances SixBurnerStove, Double Oven, Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Water Heater, Range Hood, Vented Exhaust Fan
Heating Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	3
Stories	Three Or More

School Information

District	Capistrano Unified
Elementary	Palisades
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	August 1st, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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