

# **\$1,200,000 - 34561 Calle Portola, Dana Point**

MLS® #OC25181783

**\$1,200,000**

3 Bedroom, 2.00 Bathroom, 1,485 sqft

Residential on 0 Acres

Capistrano Heights (CPH), Dana Point,

Live the coastal life in Capistrano Beach â€“ Charm, comfort, and location! Enjoy the best of South Orange County living in this Capistrano Beach charmer, ideally located near Dana Point Harbor, Doheny State Beach, and the San Clemente Outlets. With beaches, dining, and recreation just minutes away, this home offers the lifestyle you've been waiting for. This split-level home features central air conditioning, a rare luxury in a coastal beach community, oak wood flooring, crown molding, Milgard double-pane noise-reduction windows, wood blinds, carpeting in the bedrooms, and an open floor plan. The updated kitchen features granite countertops, stainless steel appliances including a Whirlpool refrigerator and LG microwave, soft self-closing drawers, a corner cabinet lazy Susan, a spice carousel, a newer gas range, and a sleek stainless steel/glass range hood. Relax in the cozy living room by the fireplace or step outside to your private wood deck and backyardâ€“ideal for morning coffee, evening wine, or simply catching coastal breezes. The primary suite offers direct backyard access and a private en-suite bathroom, while two additional bedrooms feature mirrored wardrobes and ample natural light. The hallway bath features a walk-in shower, a designer glass bowl sink, and linen storage. The two-car garage houses the washer and dryer, a newer water heater, and has a newer LiftMaster garage door opener and convenient keypad entry. Low tax rate, no HOA fees or Mello-Roos, close to



freeway access for fast commuting and weekend getaways; this is a must see!

Built in 1973

## Essential Information

MLS® #	OC25181783
Price	\$1,200,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,485
Acres	0.11
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Wade Wright
Listing Office	Wade Wright, Broker

## Community Information

Address	34561 Calle Portola
Area	CB - Capistrano Beach
Subdivision	Capistrano Heights (CPH)
City	Dana Point
County	Orange
Zip Code	92624

## Amenities

Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	None
Pool	None

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn,

	Sprinklers Timer
Windows	Screens, Shutters
Roof	Composition, Shingle
Construction	Stucco

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Crown Molding, Granite Counters, Open Floorplan, Recessed Lighting, Primary Suite
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Range Hood, Dryer, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	Multi/Split

## School Information

District	Capistrano Unified
Elementary	Palisades
Middle	Shorecliff
High	San Juan Hills

## Additional Information

Date Listed	August 12th, 2025
Days on Market	81
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 13th, 2026 at 6:50am 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.