

# **\$4,200 - 34442 Via Espinoza # A, Dana Point**

MLS® #OC25192202

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## **\$4,200**

3 Bedroom, 2.00 Bathroom, 1,232 sqft  
Residential Lease on 0 Acres

Palisades (PS), Dana Point,

Dramatic Ocean View Dana Point duplex Unit A, with 3 Bedrooms has just been remodeled! Enjoy ocean views from the living and breakfast room windows! Freshly painted and upgraded with crown moulding, new luxury vinyl flooring, boasting open and bright living spaces. Featuring a huge front ocean view deck and a very large back yard. The expansive front balcony off the living room boasts fresh air and sunset ocean views. The spacious kitchen includes a breakfast room with a ceiling fan, a cooks kitchen with stone countertops and a tiled backsplash, tile floor, a 4 gas burner stainless steel stove/oven, stainless steel dishwasher, garbage disposal, and ample counter space. It's a great place to entertain. The kitchen has a tile floor, and upgraded new luxury plank vinyl flooring is throughout rest of the home. The back hallway leads you to 3 oversized bedrooms offering large closets and storage space. The master bedroom with a huge walk in closet, has sliding glass doors leading to the private backyard. The master bath has a newly tiled shower, new sink, faucet and mirrors. The second bath showcases a tub and shower combination and is located conveniently off the hallway. There is an interior laundry room and 1 garage is included and 1 parking space in the driveway. One additional garage may be available. 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 a great location for commuting to LA or San Diego. This is the one you have been looking for! Owners may consider a pet.

Built in 1974

## Essential Information

MLS® #	OC25192202
Price	\$4,200
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,232
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 # A
Area	CB - Capistrano Beach
Subdivision	Palisades (PS)
City	Dana Point
County	Orange
Zip Code	92624

## Amenities

Utilities	Gardener, Water, Cable Available, Electricity Available, Natural Gas Available, Sewer Connected
Parking Spaces	2
Parking	Door-Single, Driveway, Garage, Garage Faces Front, Off Street

# of Garages	1
Garages	Door-Single, Driveway, Garage, Garage Faces Front, Off Street
View	Ocean
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Sprinklers In Front, Sprinklers In Rear
Windows	Screens
Roof	Tile
Construction	Stucco

## Interior

Interior	Tile, Vinyl
Interior Features	All Bedrooms Down, Balcony, Bedroom on Main Level, Ceiling Fan(s), Crown Molding, Eat-in Kitchen, Living Room Deck Attached, Main Level Primary, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Cooktop, Gas Oven, Gas Range
Heating	Forced Air
Cooling	None
Fireplaces	None
# of Stories	3
Stories	One

## School Information

District	Capistrano Unified
High	San Juan Hills

## Additional Information

Date Listed	August 25th, 2025
Days on Market	36
Short Sale	N
RE / Bank Owned	N

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