

# \$1,075,000 - 34036 Selva Road # 109, Dana Point

MLS® #OC25196718

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## \$1,075,000

2 Bedroom, 2.00 Bathroom, 873 sqft  
Residential on 0 Acres

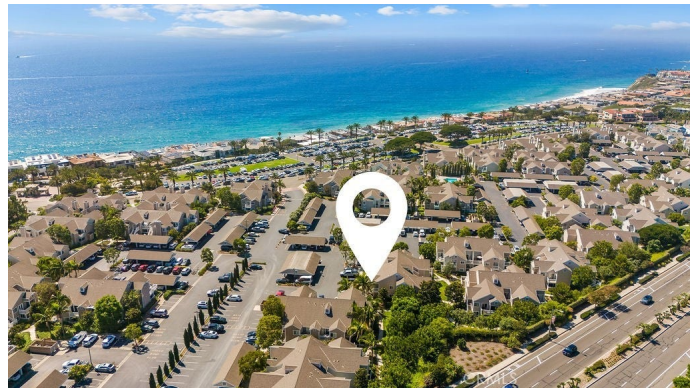
Niguel Beach Terrace (NBT), Dana Point,

Welcome to coastal living at its FINEST!

Perfectly positioned across from the iconic Strands Beach in Dana Point, CA, this upper-level 2bd/2ba condo in Niguel Beach Terrace offers the rare chance to enjoy the quintessential Orange County lifestyle in a completely refreshed, move-in ready home.

With vaulted ceilings and tranquil interior location, this residence delivers the privacy and light-filled atmosphere buyers crave. Vaulted ceilings immediately draw the eye upward, creating a sense of openness and style. Thoughtful upgrades throughout include new engineered wood flooring, freshly retextured walls, fresh paint, dual pane windows and modern hardware. The kitchen has been redesigned with clean white cabinetry, quartz countertops, and a crisp tile backsplash, while both bathrooms feature new vanities and updated finishes and fixtures.

Every detail has been considered, making this a truly turnkey home. 2 private outdoor patios extend your living space and bring the coastal breeze right to your door. Whether you're entertaining, enjoying a morning coffee, or soaking in the peaceful location (free of road noise), these outdoor retreats add to the easy, breezy lifestyle. Directly across the street, Strands Beach is one of the most picturesque stretches of sand in SoCal, with tidepools, walking trails, and panoramic coastline views. Just down the road, the revitalized Dana Point Harbor is in progress, bringing expanded dining, shopping, and recreation, from whale



watching and sport fishing to day trips to Catalina Island. The free coastal trolley connects you effortlessly to Laguna Beach's art festivals, San Clemente's surf breaks, and San Juan Capistrano's historic district. World-class resorts like the Ritz-Carlton and Waldorf Astoria Monarch Beach, along with The Links Golf Course, surround the community, making this one of the most desirable destinations on the coast. Niguel Beach Terrace also offers a community pool and spa, EV charging, and parking, giving you both comfort and convenience alongside the coastal lifestyle. And here's the best part: TIMING. Locals know that September through November is the local summer, when the tourist crowds fade, the weather is spectacular, and the beaches truly feel like your own. Move in now and experience the season at its best. Stylish, turnkey, and perfectly located, this home isn't just a place to stay—it's your pied-à-terre by the Pacific, and a front-row seat to the ultimate Southern California lifestyle.

Built in 1982

## Essential Information

MLS® #	OC25196718
Price	\$1,075,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	873
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Condominium
Style	Cape Cod
Status	Closed

Listing Agent Nicole Cinquini  
Listing Office Douglas Elliman of California

## Community Information

Address 34036 Selva Road # 109  
Area MB - Monarch Beach  
Subdivision Niguel Beach Terrace (NBT)  
City Dana Point  
County Orange  
Zip Code 92629

## Amenities

Amenities Maintenance Grounds, Pool, Spa/Hot Tub, Trash  
Utilities Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected  
Parking Spaces 1  
Parking Assigned, Electric Vehicle Charging Station(s), One Space, Uncovered  
Garages Assigned, Electric Vehicle Charging Station(s), One Space, Uncovered  
View Trees/Woods, Peek-A-Boo  
Waterfront Across the Road from Lake/Ocean, Ocean Side Of Freeway, Ocean Side Of Highway  
Has Pool Yes  
Pool Community, Association  
Security Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Stucco, Wood Siding  
Lot Description ZeroToOneUnitAcre  
Windows Double Pane Windows  
Roof Composition  
Construction Stucco, Wood Siding  
Foundation None

## Interior

Interior Laminate, Wood  
Interior Features Balcony, Breakfast Area, High Ceilings, Living Room Deck Attached, Pantry, Quartz Counters, Recessed Lighting, Unfurnished, Primary Suite, See Remarks  
Appliances Dishwasher, Electric Range, Microwave, Dryer, Washer

Heating	Forced Air
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
Elementary	R.H. Dana
Middle	Marco Forester
High	Dana Hills

### **Additional Information**

Date Listed	September 2nd, 2025
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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