

\$4,200,000 - 32311 Via Mentone, Dana Point

MLS® #OC25228418

\$4,200,000

5 Bedroom, 3.00 Bathroom, 3,594 sqft

Residential on 0 Acres

Emerald Ridge (ER), Dana Point,

Ensconced within the prestigious, guard gated, Emerald Ridge neighborhood of Monarch Beach, this pool home with panoramic views offers the quintessential Southern California lifestyle. The home's elevated position on a 10,400 square foot corner lot offers stunning ocean & city lights views including the Dana Point Headlands as well as Catalina & San Clemente islands. These sit-down, blue horizon views may be enjoyed from the kitchen, family room, formal dining room, bar & two separate view decks off the main level. After sunset, this rare vista will continue to captivate imaginations. Whether dining al-fresco on the view deck adjacent to the kitchen or staying warm by the fireplace, the outline of the coastline is illuminated with lights from the Ritz Carlton resort in the distance. Upon arrival, a path with peak ocean views leads to a serene & private front courtyard that features a center fountain, expansive pergola & wine cellar. The home's interior boasts five generously sized bedrooms, three bathrooms, 3,594 square feet of living space at a scale that will accommodate large gatherings of loved ones & friends. The heart of the home is the open concept between the kitchen, informal dining area & voluminous family room with its vaulted wood beamed ceiling, accent wall & cozy fireplace. Each of the three aforementioned spaces have views of the islands on pristine days, clear lines of sight between one another & their southwesterly orientation provides plenty of natural light as



well as gorgeous sunsets. The southeasterly side of the home features the living room, formal dining room, bar and adjacent deck that has island views along with views of the headlands. Two bedrooms (one with a walk-in closet), a bath with step in shower & storage room complete the main level. The primary suite is located on the lower level & features a retreat with gas fireplace, walk-in closet & an en-suite with dual vanities, separate soaking tub & step in shower. Two additional bedrooms, a bathroom with dual vanities, laundry & utility room complete the lower level. The ability to personalize this charming home & further accentuate its views opens up more possibilities. Located minutes from an array of shopping destinations, choice golf courses, world famous surf, a network of coastal trails, trendy dining along with the vibrant downtowns of Laguna Beach, Dana Point & San Clemente, this coastal refuge is nestled within one of Monarch Beach's most coveted neighborhoods.

Built in 1977

Essential Information

MLS® #	OC25228418
Price	\$4,200,000
Bedrooms	5
Bathrooms	3.00
Full Baths	1
Square Footage	3,594
Acres	0.24
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Colin Farris
Listing Office	Keller Williams OC Coastal Realty

Community Information

Address 32311 Via Mentone
Area MB - Monarch Beach
Subdivision Emerald Ridge (ER)
City Dana Point
County Orange
Zip Code 92629

Amenities

Amenities Controlled Access, Maintenance Grounds, Tennis Court(s), Guard
Utilities Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Available
Parking Spaces 3
Parking Concrete, Door-Multi, Driveway, Garage
of Garages 3
Garages Concrete, Door-Multi, Driveway, Garage
View City Lights, Ocean, Panoramic, Water, Bluff, Catalina, Coastline
Waterfront Ocean Side Of Freeway
Has Pool Yes
Pool Heated, In Ground, Private
Security Carbon Monoxide Detector(s), Smoke Detector(s), Gated with Attendant

Exterior

Exterior Features Rain Gutters
Lot Description Back Yard, Corner Lot, Landscaped, Sprinkler System, Sloped Up, Yard
Roof Tile
Foundation Slab

Interior

Interior Carpet, Tile
Interior Features Beamed Ceilings, Balcony, Ceiling Fan(s), Crown Molding, Cathedral Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Attic, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Bar, Built-in Features, Utility Room, Wine Cellar
Appliances Double Oven, Dishwasher, Electric Oven, Freezer, Disposal, Gas Range, Ice Maker, Refrigerator, Water To Refrigerator, Water Heater
Heating Central
Cooling None
Fireplace Yes

Fireplaces	Family Room, Gas, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Moulton
Middle	Niguel Hills
High	Dana Hills

Additional Information

Date Listed	October 6th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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