

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

MLS® #OC25228418

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## \$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 it's 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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