

# **\$2,795,000 - 23782 Perth Bay, Dana Point**

MLS® #OC25233266

---

## **\$2,795,000**

3 Bedroom, 2.00 Bathroom, 1,758 sqft

Residential on 0 Acres

Gardens (Ocean side of PCH) (NSO), Dana Point,

Don't miss this incredible opportunity to own this outstanding "single level" (no steps), 3-bedroom plus office/den/study area, 2-bath home in the prestigious, "most coveted" 24-hour guard-gated coastal enclave of Niguel Shores! This beautifully designed residence offers a bright, open layout with abundant natural light, enhanced by multiple sliders and French doors opening directly out to the private, sun filled courtyard with swimming pool and spa. The kitchen is open plan to the 'great room' main living space and features classic tile countertops with a perfect floor plan for modern style living and entertaining. Both kitchen, main living and an additional space suitable as a den or home office, all feature Saltillo tiles, creating both a feature and versatility. Cozy up by one of the home's 2 fireplaces, and enjoy the comfort of newer carpet and interior paint throughout. A 2-car garage with direct access and bonus driveway parking adds to the home's convenience and curb appeal. Step outside to your private fenced courtyard, complete with a sparkling pool and spa which have been resurfaced (after these photos)... an ideal retreat for relaxation or hosting guests. Located just a short walk to the beach, this home offers the ultimate Southern California lifestyle. This home offers tremendous potential for renovation, remodeling, or expansion, making it an ideal investment in one of the most sought-after coastal communities in Southern California. Residents of Niguel Shores enjoy



exclusive access to private beach bluff parks, direct beach access, community clubhouse, "Olympic-sized" pool, spa, tennis courts, pickle-ball courts and more—all just minutes from world-class Ritz Carlton & Waldorf Astoria resorts, golf courses, walking distance to Salt Creek Beach with its amazing "surf breaks" and Dana Point Harbor with its Lantern District offering incredible dining and shopping opportunities. Don't miss this rare opportunity to make your dream home a reality in the heart of Monarch Beach!

Built in 1971

### Essential Information

MLS® #	OC25233266
Price	\$2,795,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,758
Acres	0.09
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Bob Wolff
Listing Office	Harcourts Prime Properties

### Community Information

Address	23782 Perth Bay
Area	MB - Monarch Beach
Subdivision	Gardens (Ocean side of PCH) (NSO)
City	Dana Point
County	Orange
Zip Code	92629

### Amenities

Amenities	Clubhouse, Pool, Security, Tennis Court(s), Barbecue, Controlled Access,
-----------	--

	Guard, Management, Outdoor Cooking Area, Paddle Tennis, Pet Restrictions, Pickleball, Picnic Area, Playground, Sport Court
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	None
Waterfront	Beach Access, Ocean Access, Ocean Side Of Freeway, Ocean Side Of Highway
Has Pool	Yes
Pool	Association, Lap, Private
Security	Gated Community, Gated with Attendant, Gated with Guard, 24 Hour Security

## Exterior

Exterior	Drywall, Shingle Siding
Exterior Features	Rain Gutters
Lot Description	Yard
Roof	Shake
Construction	Drywall, Shingle Siding
Foundation	Slab

## Interior

Interior	Tile, Carpet
Interior Features	Breakfast Bar, Built-in Features, Open Floorplan, All Bedrooms Down, Beamed Ceilings, Brick Walls, Eat-in Kitchen, Tile Counters, Walk-In Closet(s)
Appliances	Dishwasher, Free-Standing Range, Microwave
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Dining Room
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
----------	--------------------

## Additional Information

Date Listed	October 7th, 2025
Days on Market	40
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 2nd, 2026 at 3:56pm 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.