

# \$6,995,000 - 35031 Camino Capistrano, Dana Point

MLS® #OC25244166

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## \$6,995,000

4 Bedroom, 4.00 Bathroom, 3,568 sqft  
Residential on 0 Acres

Capistrano Bluffs (CS), Dana Point,

Perched on one of the most secure and spacious bluff-front lots in Capistrano Beach, this custom Cape Cod masterpiece embodies the essence of refined seaside living. With timeless design, quality craftsmanship, and panoramic ocean and coastline views, this residence tells a story of vision, passion, and legacy.

Originally built in 1977 and completely reimaged in 2001 by Todd Borzansky of Todd Custom Homes, the home was taken down to the foundation and rebuilt to modern engineering and earthquake standards â€” a true rebirth rather than a remodel.

A wide Dutch door opens to soaring cathedral ceilings and light-filled spaces adorned with hand-scraped hickory plank floors, custom crown molding, wainscoting, and tongue-and-groove ceilings. The Canyon Creek stone fireplace anchors the living room, where walls of glass frame endless Pacific views.

The professionally designed kitchen blends beauty and function with custom cabinetry, honed marble counters, and a striking African arojo wood island. Every finish â€” from paneled Sub-Zero appliances to distressed cabinetry and travertine stone â€” reflects enduring style and attention to detail.

Spanning nearly 3600 square feet, the home



offers four bedrooms and four baths, with two on each level for comfort and flexibility. The upstairs loft features a window seat with sweeping ocean views, while the primary suite offers a walk-in closet, dual vanities, soaking tub, and a private glass-railed balcony overlooking the sea.

Outside, multiple IPE decks, a teak-and-stone grill station with Fire Magic appliances, and lush landscaping create a private coastal retreat. The pool and spa evoke a resort feel, complemented by a cozy courtyard fireplace and ocean-view firepit nestled beneath mature trees.

Over time, the gardens have matured into a vibrant landscape alive with succulents, hummingbirds, and butterflies â€” an ever-evolving part of the propertyâ€™s beauty.

Located in the coveted Golden Triangle of Capistrano Beach, the home is walking distance to Pines Park, local schools, and shops, yet offers the privacy and tranquility of a true coastal sanctuary. Additional features include three garages, a gated courtyard entry, and a soon-to-be-completed wine cellar.

Every inch of this estate speaks to craftsmanship, care, and coastal California living at its finest â€” a place to gather, celebrate, and belong.

Built in 2001

## Essential Information

MLS® #	OC25244166
Price	\$6,995,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	3,568
Acres	0.31
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod, Custom
Status	Closed
Listing Agent	Tyler Bowman
Listing Office	Engel & Volkers Dana Point

### **Community Information**

Address	35031 Camino Capistrano
Area	CB - Capistrano Beach
Subdivision	Capistrano Bluffs (CS)
City	Dana Point
County	Orange
Zip Code	92624

### **Amenities**

Utilities	Sewer Connected, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Water Connected
Parking Spaces	3
Parking	Door-Multi, Door-Single, Driveway, Garage, Garage Door Opener
# of Garages	3
Garages	Door-Multi, Door-Single, Driveway, Garage, Garage Door Opener
View	City Lights, Catalina, Coastline, Harbor, Marina, Ocean, Panoramic, Water
Waterfront	Ocean Front, Ocean Side Of Freeway
Has Pool	Yes
Pool	Heated, In Ground, Private, Salt Water
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Sprinkler System

### **Exterior**

Exterior	Copper Plumbing, Stucco, Wood Siding
Exterior Features	Barbecue, Fire Pit, Lighting, Rain Gutters
Lot Description	Yard, Drip Irrigation/Bubblers, Near Park, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System, ZeroToOneUnitAcre
Windows	Screens

Construction Copper Plumbing, Stucco, Wood Siding  
Foundation Slab

## Interior

Interior Wood  
Interior Features Walk-In Closet(s), Balcony, Breakfast Bar, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Crown Molding, Eat-in Kitchen, High Ceilings, Living Room Deck Attached, Loft, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Storage, Wired for Sound, Wood Product Walls  
Appliances Dishwasher, Microwave, Refrigerator, Barbecue, Built-In Range, Convection Oven, Double Oven, Freezer, Gas Cooktop, Gas Oven, Gas Range, Range Hood, Self Cleaning Oven, SixBurnerStove, Sump Pump, Tankless Water Heater, Vented Exhaust Fan, Water Softener  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
Fireplaces Family Room, Living Room, Outside, Primary Bedroom  
# of Stories 3  
Stories Three Or More

## School Information

District Capistrano Unified  
Elementary Palisades  
Middle Marco Forester  
High San Clemente

## Additional Information

Date Listed October 21st, 2025  
Days on Market 60  
Short Sale N  
RE / Bank Owned N

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