

\$1,695,000 - 34240 Camino El Molino, Dana Point

MLS® #OC25249661

\$1,695,000

3 Bedroom, 2.00 Bathroom, 2,250 sqft
Residential on 0 Acres

Capo Beach, Dana Point,

Reminiscent of the iconic architecture in Palm Springs & the Eichlerâ€™s, this mid-century-modern home awaits in the heart of southern OC's best-kept-secret pocket known as â€˜Capo Beachâ€™ within Dana Point. Upon arrival via the one-way camino, the single level sits elevated off the street up a large driveway with comfortable parking for five cars, plus a two-car garage. Upon entering, several generous living spaces draw you within. Large clerestory windows, high ceiling plates finished in Knotty Pine planks, newer vinyl wood floors throughout most of the home, two updated bathrooms, and an updated galley kitchen make it clear that since its construction in the early 1960â€™s, the property has been maintained and updated in period-correct fashion. The kitchen features stainless appliances and newer improvements including plumbing, cabinetry, and fixtures. Off the kitchen, light-filled informal dining with fitting George Nelson saucer light fixture and two major living spaces - the living room (optional formal dining) with gas fireplace and the family room with high ceilings and large-scale picture windows frame the outdoor spaces beyond. Notable values include newer vinyl windows, French doors, re-roofed (less than 10 years ago), some new plumbing, custom window treatments, new heater & A/C condenser, new water softener, added RO drinking water system, newer tankless water heater, and added saltwater jacuzzi. Recent removal of the rear pergola opened up the



patio and mature golden rod bamboo was added at the rear for major privacy. Olive trees were planted at the front to enhance curb appeal and privacy. In addition to three bedrooms, this single-level beach house also features a dedicated indoor laundry room and home office. An additional half-level above the back bedroom & office space offers ample overhead storage. A centered atrium patio just off the major living spaces is perfect for outdoor dining or lounging, in addition to the two rear patios with private above-ground spa. Located near the intersection of DP, SJC, & SC - this location is central to the variety they offer: The large-scale \$600MM revitalization at the DP Harbor, great nearby beaches and access, Sprouts & Trader Joes, Sunset & Pines Parks, all nearby. The historic downtown of SC and world-class surfing. The historic downtown in SJC and the popular new River Street Market. Discover Capo Beach, one of the one of the most desirable places to live in Orange County.

Built in 1962

Essential Information

MLS® #	OC25249661
Price	\$1,695,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,250
Acres	0.16
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Custom, Mid-Century Modern, Ranch
Status	Closed
Listing Agent	Christian Wach

Listing Office Talavera Real Estate

Community Information

Address 34240 Camino El Molino
Area CB - Capistrano Beach
Subdivision Capo Beach
City Dana Point
County Orange
Zip Code 92624

Amenities

Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Overhead Utilities
Parking Spaces 7
Parking Door-Single, Driveway, Garage Faces Front, Garage, Private, Concrete, Driveway Up Slope From Street, Oversized, Side By Side
of Garages 2
Garages Door-Single, Driveway, Garage Faces Front, Garage, Private, Concrete, Driveway Up Slope From Street, Oversized, Side By Side
View Neighborhood
Pool None
Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Drywall, Stucco, Concrete, Glass, Vertical Siding, Wood Siding
Exterior Features Lighting
Lot Description ZeroToOneUnitAcre, Back Yard, Gentle Sloping, Landscaped, Level, Rectangular Lot, Sprinkler System, Near Park, Sloped Up, Trees
Windows Double Pane Windows, Bay Window(s), Custom Covering(s), Drapes, ENERGY STAR Qualified Windows, Insulated Windows, Screens
Roof Flat
Construction Drywall, Stucco, Concrete, Glass, Vertical Siding, Wood Siding
Foundation Slab

Interior

Interior Carpet, Laminate, Tile
Interior Features Built-in Features, Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Pantry, Storage, All Bedrooms Down, Primary Suite, Attic, Galley Kitchen, High Ceilings, Jack and Jill Bath, Pull Down Attic Stairs, Track Lighting

Appliances	Dishwasher, Free-Standing Range, Disposal, Gas Oven, Gas Range, Ice Maker, Microwave, Refrigerator, Water Heater, Freezer, High Efficiency Water Heater, Range Hood, Tankless Water Heater, Water Purifier, Water Softener, Water To Refrigerator
Heating	Forced Air, Fireplace(s)
Cooling	Central Air, Electric, High Efficiency
Fireplace	Yes
Fireplaces	Gas, Gas Starter, Living Room, Wood Burning, Masonry
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Palisades
Middle	Shorecliff
High	San Juan Hills

Additional Information

Date Listed	November 4th, 2025
Days on Market	66
Short Sale	N
RE / Bank Owned	N

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