

\$2,257,000 - 35446 Seaview Drive, Dana Point

MLS® #OC26030704

\$2,257,000

4 Bedroom, 3.00 Bathroom, 2,379 sqft
Residential on 0 Acres

Capistrano Bluffs By Sea (CB), Dana Point,

DUAL PRIMARY SUITES â€™ INCLUDING A
MAIN-LEVEL PRIMARY â€™ A TRUE RARITY
IN ORANGE COUNTY!

Ideally situated on a quiet cul-de-sac just half a block from the oceanfront bluffs in coveted Capistrano Beach, this beautifully remodeled coastal residence offers the perfect blend of comfort, style, and seamless indoor-outdoor living.

Soaring cathedral ceilings enhance the living room, family room, and main-level primary suite, while abundant windows, skylights, and refreshing ocean breezes create a light-filled, airy ambiance throughout. Thoughtful upgrades completed within the past five years include a remodeled kitchen and updated bathrooms, all complemented by refreshed landscaping that enhances both curb appeal and outdoor enjoyment. The highly desirable floor plan features a downstairs primary suite along with two additional secondary bedrooms and a full bath. Upstairs, youâ€™™ find a second private primary suite plus a versatile flex space ideal for a home office, gym, media room, or playroom â€™ offering exceptional flexibility for multi-generational living or hosting guests. Set on an expansive lot, the backyard is a true entertainerâ€™™s retreat, showcasing a sparkling pool, generous patio areas, and a built-in BBQ â€™ perfect for relaxed coastal evenings or weekend gatherings with friends and family. The three car garage is



exceptionally beautiful with built in cabinets for storage, a work bench, refrigerator, washer and dryer...all on an epoxy floor! And you have parking for NINE cars with three in the garage, three in the driveway, and three on the street. Additionally this home is just minutes from Dana Point Harbor, world-class beaches, golf courses, and dining.

And with the exciting \$600M Dana Point Harbor revitalization well underway â€” bringing new shops, restaurants, and luxury hotels â€” this is an exceptional opportunity to own in one of South Orange Countyâ€™s most dynamic and desirable coastal communities.

Built in 1977

Essential Information

MLS® #	OC26030704
Price	\$2,257,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,379
Acres	0.26
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Mediterranean, Patio Home
Status	Closed
Listing Agent	Holly Mckhann
Listing Office	First Team Real Estate

Community Information

Address	35446 Seaview Drive
Area	CB - Capistrano Beach
Subdivision	Capistrano Bluffs By Sea (CB)
City	Dana Point
County	Orange

Zip Code 92624

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Parking Spaces 3

Parking Door-Multi, Direct Access, Garage, Driveway

of Garages 3

Garages Door-Multi, Direct Access, Garage, Driveway

View Neighborhood, Ocean, Peek-A-Boo

Has Pool Yes

Pool In Ground, Private, Waterfall

Exterior

Exterior Features Barbecue

Lot Description ZeroToOneUnitAcre, Street Level, Back Yard, Yard

Windows Drapes, ENERGY STAR Qualified Windows, Skylight(s)

Roof Concrete, Tile

Foundation Slab

Interior

Interior Tile

Interior Features Cathedral Ceiling(s), Eat-in Kitchen, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Ceiling Fan(s), Crown Molding, Entrance Foyer, High Ceilings

Appliances Dishwasher, Gas Range, Refrigerator, Gas Oven, SixBurnerStove, Vented Exhaust Fan

Heating Central

Cooling None

Fireplace Yes

Fireplaces Living Room

of Stories 2

Stories Two

School Information

District Capistrano Unified

Elementary Palisades

Middle Shorecliff

High San Clemente

Additional Information

Date Listed	February 11th, 2026
Days on Market	5
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 3rd, 2026 at 11:55pm PDT. 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.