

\$4,400,000 - 32631 Adriatic Drive, Dana Point

MLS® #OC26040444

\$4,400,000

4 Bedroom, 3.00 Bathroom, 2,508 sqft
Residential on 0 Acres

Monarch Bay Terrace (MBT), Dana Point,

Sold while processing. Input for Comp purposes.

Panoramic Ocean, Catalina, San Clemente Island & Sunset Views Single-Level Mid-Century Modern in Monarch Bay Terrace

A true diamond in the rough, this one-owner residence offers exceptional potential for renovation or redevelopment.

This single-level mid-century modern home is situated on a generous 10,450 sq. ft. flat lot and captures sweeping panoramic ocean, Catalina, San Clemente Island, and sunset views from both inside and out.

The home features 4 bedrooms, 3 bathrooms, and a two-car garage, with soaring wood-beamed ceilings, expansive windows, and sliding doors throughout—filling every room with natural light and breathtaking coastal vistas. The open layout and high ceilings create an ideal foundation for a stunning modern transformation.

Whether you choose to restore the existing mid-century architecture or build a brand-new custom estate with a subterranean garage, the possibilities are endless in this premier lower-terrace location.

This is a fixer property that requires significant



updates, including a new roof and extensive TLCâ€™making it an exceptional opportunity for investors, builders, and visionaries seeking long-term value.

Donâ€™t miss this rare chance to create your dream coastal retreat in one of Dana Pointâ€™s most coveted neighborhoods. Live your best life by the beach at 32631 Adriatic Drive.

Built in 1962

Essential Information

MLS® #	OC26040444
Price	\$4,400,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,508
Acres	0.24
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Tony Maniaci
Listing Office	The Agency

Community Information

Address	32631 Adriatic Drive
Area	MB - Monarch Beach
Subdivision	Monarch Bay Terrace (MBT)
City	Dana Point
County	Orange
Zip Code	92629

Amenities

Amenities	Management
-----------	------------

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Underground Utilities
Parking Spaces	2
Parking	Door-Multi, Direct Access, Driveway, Garage, Garage Faces Side
# of Garages	2
Garages	Door-Multi, Direct Access, Driveway, Garage, Garage Faces Side
View	City Lights, Catalina, Ocean, Panoramic, Water
Pool	None

Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Yard
Roof	Composition, Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Separate/Formal Dining Room, Open Floorplan, All Bedrooms Down, Atrium, Bedroom on Main Level, High Ceilings, Laminate Counters, Main Level Primary, Recessed Lighting
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer, Double Oven, Gas Cooktop
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Family Room, Multi-Sided, See Through
# of Stories	1
Stories	One

School Information

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

Additional Information

Date Listed	April 21st, 2026
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 27th, 2026 at 9:15pm 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.