

# **\$1,100,000 - 26731 Avenida Las Palmas, Dana Point**

MLS® #PW23123541

---

## **\$1,100,000**

4 Bedroom, 2.00 Bathroom,  
Residential Income on 0 Acres

Capistrano Bluffs By Sea (CB), Dana Point,

Welcome to 26731 Avenida Las Palmas in Capistrano Beach! This charming duplex is ideally situated less than a mile from the beach, offering an incredible coastal lifestyle opportunity. With two 2-bedroom, 1-bathroom units, this property presents a range of possibilities for investors, renovators, or those looking to build their dream property from scratch.

Please note that this property does have foundation issues, which are documented in the attached report found in the supplements section on MLS. However, despite these concerns, the potential for this property is truly remarkable. With the right vision and investment, you can restore these units to their former glory and create a solid income-generating investment.

Alternatively, if you're feeling more ambitious, you have the unique opportunity to build your dream property from the ground up. With a lot that has been untouched for over 40 years, you can let your imagination run wild and design a custom residence that perfectly suits your needs and preferences.

Located in the highly desirable Capistrano Beach area, this property offers convenient access to pristine beaches, breathtaking coastal views, and a wide range of recreational activities. Enjoy the relaxing atmosphere and laid-back beach lifestyle that Capistrano Beach has to offer.

Don't miss out on this rare opportunity to own a property with tremendous potential and



endless possibilities. Whether you choose to renovate or start anew, 26731 Avenida Las Palmas is a property that holds immense value and promises a bright future. Act now to secure your investment in this highly sought-after beach community. Please note property has substantial foundation issues.

Built in 1959

**Essential Information**

MLS® #	PW23123541
Price	\$1,100,000
Bedrooms	4
Bathrooms	2.00
Acres	0.12
Year Built	1959
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Listing Agent	Jerry Jervis
Listing Office	Seven Gables Real Estate

**Community Information**

Address	26731 Avenida Las Palmas
Area	CB - Capistrano Beach
Subdivision	Capistrano Bluffs By Sea (CB)
City	Dana Point
County	Orange
Zip Code	92624

**Amenities**

Parking Spaces	4
Pool	None

**Exterior**

Lot Description	0-1 Unit/Acre
-----------------	---------------

**Interior**

# of Stories	2
--------------	---

Stories                      One

**Additional Information**

Date Listed                July 10th, 2023  
Days on Market        14  
Short Sale                N  
RE / Bank Owned      N

Based on information from California Regional Multiple Listing Service, Inc. as of May 17th, 2024 at 2:30am 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.