

# **\$1,910,000 - 34331 Via Fortuna, Dana Point**

MLS® #TR24045789

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## **\$1,910,000**

6 Bedroom, 4.00 Bathroom, 2,500 sqft  
Residential on 0 Acres

Capistrano Heights (CPH), Dana Point,

This duplex gem built in 2002 is located in the exclusive neighborhood of Capistrano Beach minutes to Doheny State Beach and scenic viewpoints with breathtaking views of the coves, bluffs, and waves across the coastal community. With 2 separate private entries, both units have 3 bedrooms, 2 baths, and are separately metered. Upper Unit A is approximately 1400 square feet with bedroom ocean view and balcony hillside view, and a cozy brick fireplace in the living room. Lower Unit B is approximately 1100 square feet with a tranquil backyard. With low maintenance landscaping, its elegant long brick-paved driveway leads to a 3-car attached garage. Great opportunity for the owner to occupy one unit and make income on the other or make this your multigenerational home! Each unit is equipped with a washer/dryer. Refrigerator is included for Unit B. Duplex recently went through complete re-piped plumbing. Heaters' maintenance kept up-to-date, new flooring and fresh paint. Dana Point was one of the few cities awarded for being the "Dolphin and Whale Watching Capital of the World." Perfect for individuals looking to live close to the water in a neighborhood with luxury, convenience, and high-quality amenities including surfing, beach volleyball, sailing, paddle boarding, parasailing, diving, fishing, boat/yacht marina and parks, outlet, restaurants, and much more! Public schools are highly rated. A MUST SEE!!



Built in 2002

## Essential Information

MLS® #	TR24045789
Price	\$1,910,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,500
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Duplex
Style	Traditional
Status	Closed
Listing Agent	Christine Sung
Listing Office	Keller Williams Anaheim Hills

## Community Information

Address	34331 Via Fortuna
Area	CB - Capistrano Beach
Subdivision	Capistrano Heights (CPH)
City	Dana Point
County	Orange
Zip Code	92624

## Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking Spaces	3
Parking	Door-Multi, Driveway, Garage Faces Front, Garage, On Street, RV Access/Parking
# of Garages	3
Garages	Door-Multi, Driveway, Garage Faces Front, Garage, On Street, RV Access/Parking
View	Hills, Neighborhood, Ocean
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
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Exterior Features	Rain Gutters
Lot Description	0-1 Unit/Acre
Windows	Screens
Roof	Concrete
Construction	Stucco
Foundation	Slab

## Interior

Interior	Tile
Interior Features	Balcony, Ceiling Fan(s), Open Floorplan, Recessed Lighting, Walk-In Closet(s), Entrance Foyer, High Ceilings, In-Law Floorplan, Multiple Primary Suites
Appliances	Dishwasher, Gas Oven, Microwave, Refrigerator, Water Heater, Dryer, Washer, Gas Cooktop, 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 Juan Hills

## Additional Information

Date Listed	December 15th, 2023
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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