

# \$1,770,000 - 34478 Calle Carmelita, Dana Point

MLS® #OC23203434

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## \$1,770,000

3 Bedroom, 3.00 Bathroom, 2,538 sqft  
Residential on 0 Acres

Capistrano Heights (CPH), Dana Point,

VIEWS VIEWS VIEWS! Do not miss this property! Panoramic views of the ocean and Catalina, a stroll from the beach, you get it all! Completely renovated home located within the heart of Dana Point. Upgraded, and meticulously maintained by the owner. This move in ready property features fresh neutral paint and trim, new interior stair railing, new baseboards, new doors, two cozy fireplaces, a wine cellar, all new PEX plumbing, new tankless water heater, new heater and ductwork, water softener, updated bathrooms, and new flooring throughout. You will love the open space with amazing views, either ocean or green scenery, so peaceful, add to this an abundance of natural light. The kitchen is amazing, the large square island is equipped with custom cabinets. A nice breeze is floating in the all open concept floor plan, with large bay windows, the view on the ocean, Catalina, the sunset view is just breathtaking! The first floor counts an extra large main suite, two large bedrooms, walk-in closets, and an office with fire place. The bathrooms are also of a large size and the main is simply jaw dropping, with ample room in the shower, I remember my client contemplating that shower before buying, absolutely jaw dropping. The three car garage has ample space for so many fun toys and beach living essentials. All well finished, with epoxy floor, cabinets, and even an atelier. A nice driveway complimented by a space large enough for an RV on the side of the home. Enjoy relaxing sunset bathing on the



balcony, bbq on one of the patios, enjoy morning yoga on the other. And for your dinners en Provence, well you just have the best outdoor private setting, sealed with water feature, fire pit, a pizza oven and yes.. you read this right a wine cellar. Isn't this home a well appointed entertaining home? Come see for yourself, the home is very easy to show. A bientot!

Built in 1978

### Essential Information

MLS® #	OC23203434
Price	\$1,770,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,538
Acres	0.09
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Herve Duboscq
Listing Office	Compass

### Community Information

Address	34478 Calle Carmelita
Area	CB - Capistrano Beach
Subdivision	Capistrano Heights (CPH)
City	Dana Point
County	Orange
Zip Code	92624

### Amenities

Parking Spaces	3
# of Garages	3

View	Ocean, Panoramic
Pool	None

## Exterior

Lot Description	Back Yard
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## Interior

Interior Features	All Bedrooms Down
Cooling	None
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	October 31st, 2023
Days on Market	86
Short Sale	N
RE / Bank Owned	N

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