

# \$2,400,000 - 33525 Sextant Drive, Dana Point

MLS® #OC24034010

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## \$2,400,000

2 Bedroom, 2.00 Bathroom, 1,200 sqft  
Residential on 0 Acres

Townhomes-Seaterace (N.S.) (NST), Dana Point,

**\*\*MOTIATED SELLER!!\*\*** Just Completed, BRAND NEW KITCHEN! Removed the false, drop ceiling and now has vaulted 14' ceiling and opened the wall to the great room. Gas line installed to brand new gas range. Quartz counter tops, white cabinets, all new appliances, and upscale lighting. Wonderful natural lighting with ocean view from kitchen. Views to both front and back patios. Coveted ocean-view, single-story home in gated Niguel Shores. The property is located on the second highest cul de sac in the neighborhood and features sweeping vistas of the ocean, city lights, Catalina Island, and Palos Verdes.

Home embraces the relaxed elegance of Dana Point, with front and rear entertaining patios. The front patio is enclosed and currently provides privacy and space for an above-ground spa. Expansive ocean views are enjoyed from the back patio, primary bedroom, dining room, and great room. The home features a Dutch door entry, cherry wood floors, a true fireplace, and a vaulted ceiling. Modern kitchen overlooks the scenic front patio. The enlarged primary bedroom offers full ocean views along the exterior wall and direct access to the back patio. The primary bathroom is all new and features a skylight and an oversized marble and glass shower. The secondary bedroom opens to the front patio, has an adjacent full bath with marble surround shower/soaking tub, and stone flooring that flows into the laundry room



and den. The versatile den can also serve as an office, playroom, or extra bedroom, and opens to the front patio and spa.

HOA features include attended gate, community center, pool, spa, tennis, walking trails, pickleball and coming soon bocce and updated amenities. Private bluff front park and private gated access to Strands Beach. Across the street from Waldorf Astoria, Monarch Beach Golf Course and the Ritz Carlton

Built in 1972

### Essential Information

MLS® #	OC24034010
Price	\$2,400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.08
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Cora Berkery
Listing Office	Coldwell Banker Realty

### Community Information

Address	33525 Sextant Drive
Area	MB - Monarch Beach
Subdivision	Townhomes-Seaterace (N.S.) (NST)
City	Dana Point
County	Orange
Zip Code	92629

### Amenities

Amenities Bocce Court, Clubhouse, Controlled Access, Meeting Room, Meeting/Banquet/Party Room, Picnic Area, Playground, Pickleball, Pool, Pet

Restrictions, Guard, Spa/Hot Tub, Tennis Court(s), Trail(s)

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	6
Parking	Assigned, Controlled Entrance, Converted Garage, Direct Access, Driveway Level, Door-Single, Driveway, Garage Faces Front, Garage, Paved, Permit Required, One Space, On Street, Storage
# of Garages	2
Garages	Assigned, Controlled Entrance, Converted Garage, Direct Access, Driveway Level, Door-Single, Driveway, Garage Faces Front, Garage, Paved, Permit Required, One Space, On Street, Storage
View	Catalina, City Lights, Coastline, Hills, Neighborhood, Ocean, Water
Waterfront	Beach Access, Ocean Access, Ocean Side Of Freeway
Has Pool	Yes
Pool	Community, Fenced, Gunite, Gas Heat, Heated, In Ground, Association
Security	Security System, Carbon Monoxide Detector(s), Fire Detection System, Security Gate, Gated with Guard, Gated Community, Gated with Attendant, 24 Hour Security, Key Card Entry, Resident Manager, Smoke Detector(s)

## **Exterior**

Exterior Features	Lighting
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Sprinklers In Rear, Lawn, Landscaped, Level, Near Park, Over 40 Units/Acre, Sprinkler System, Street Level, Yard
Windows	Double Pane Windows, Drapes, Skylight(s)
Foundation	Slab

## **Interior**

Interior	Stone, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Pantry, Storage, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite
Appliances	Dishwasher, Electric Oven, Free-Standing Range, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Tankless Water Heater, Vented Exhaust Fan, Water To Refrigerator
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
Elementary	R.H. Dana
Middle	Marco Forester
High	Dana Hills

## Additional Information

Date Listed	February 17th, 2024
Days on Market	38
Short Sale	N
RE / Bank Owned	N

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