

# **\$1,969,000 - 34326 Camino El Molino, Dana Point**

MLS® #OC24048765

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## **\$1,969,000**

4 Bedroom, 4.00 Bathroom, 2,862 sqft  
Residential on 0 Acres

Capistrano Heights (CPH), Dana Point,

Best value in all of Capistrano Beach!  
Reduced price over a 100K to sell now! Just installed new flooring!! Owner will be presented with offers as they come in. This estate has it all with its ocean views, privacy, close to the beach, and more! A one-of-a-kind electric gated compound with a lot big enough to facilitate an ADU with already completed plans. A perfect 10 out of 10 curb appeal- like no other! Home has been remodeled with amazing finishes with 4 bedrooms and 3.5 bathrooms. The private automated gate lets you up through the elongated and security protected driveway, to the modern spanish style estate. The estate boasts two large grass areas (front and back) with a brand new swim spa/pool to enjoy in the private backyard. Before entering the front door, enjoy the front porch with sit-down views of the city and ocean. Walk through the door and enjoy the first downstairs oversized family room with a cozy fireplace. Two spacious bedrooms downstairs (one en-suite), a laundry room with ample storage, and two remodeled full bathrooms. Estate boasts a 3-car garage with total parking for up to seven cars! Upstairs has an open floor plan with an enlarged family room and fireplace with an oversized deck displaying panoramic views of the ocean! The remodeled open kitchen, and breakfast nook area with a 4th bedroom. The primary suite has high ceilings with a slider to a private balcony and an elongated/updated walk-in closet. There is an additional room for an



office/nursery or 2nd walk-in closet. The primary bath has a separate tub/shower area and double sinks with plenty of room! Estate boasts newer flooring, and the plans for the ADU include an additional 3 car garage and rooftop deck.

Built in 2002

### **Essential Information**

MLS® #	OC24048765
Price	\$1,969,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,862
Acres	0.24
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Shannon Ambuehl
Listing Office	Refined Realty

### **Community Information**

Address	34326 Camino El Molino
Area	CB - Capistrano Beach
Subdivision	Capistrano Heights (CPH)
City	Dana Point
County	Orange
Zip Code	92624

### **Amenities**

Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	3

Parking	Concrete, Door-Multi, Direct Access, Driveway, Garage, Garage Faces Side
# of Garages	3
Garages	Concrete, Door-Multi, Direct Access, Driveway, Garage, Garage Faces Side
View	City Lights, Ocean, Panoramic
Pool	None
Security	Prewired, Security System, Closed Circuit Camera(s), Carbon Monoxide Detector(s), Security Gate, Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Gentle Sloping, Sprinklers In Rear
Windows	Double Pane Windows
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Laminate, Tile
Interior Features	Breakfast Bar, Built-in Features, Balcony, Breakfast Area, Crown Molding, Cathedral Ceiling(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Unfurnished, Bedroom on Main Level, Primary Suite, Utility Room, Walk-In Pantry, Walk-In Closet(s)
Appliances	Double Oven, Dishwasher, Gas Oven, Gas Range, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	March 9th, 2024
Days on Market	104
Short Sale	N
RE / Bank Owned	N

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