

# \$3,795,000 - 1 Gavina, Dana Point

MLS® #OC24049421

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## \$3,795,000

4 Bedroom, 4.00 Bathroom, 4,004 sqft  
Residential on 0 Acres

Estates At Monarch Beach (EMB), Dana Point,

**SINGLE LEVEL LUXURY LIVING!** Indulge in the best of coastal living with this exceptional single-story home in the highly sought-after Estates at Monarch Beach. Meticulously maintained with pride of ownership, 4 bedrooms, 3.5 bathrooms, and an office off the entry, this thoughtfully designed residence seamlessly combines luxury, functionality, and comfort. Positioned on a prime single-loaded, cul-de-sac street, privacy and exclusivity are key, complemented by ocean views and cool breezes. With over 4,000 square feet, this custom-built home welcomes you with a private, grand entry featuring soaring ceilings and an abundance of light, creating an open and tranquil atmosphere. The formal dining room, overlooking the elegant living area surrounded by floor-to-ceiling glass windows, exudes elegance and style. The open kitchen and oversized pantry feature top-of-the-line appliances with a double Sub-Zero refrigerator, freezer, and an expansive island perfect for entertaining. Seamlessly connected to the kitchen, the great room showcases a thoughtfully designed built-in bar and wine fridge, flowing to the outside entertaining spaces and backyard sanctuary, complete with a sparkling pool, spa, and fire pit, offering sunsets and refreshing ocean breezes year-round. The primary bedroom with voluminous ceilings and ample natural light, opens to sumptuous, spa bath with dual vanities and a soaking tub. All guest bedrooms are spacious with ensuites. The 3.5-car



garage, inside laundry and an expansive driveway offer ample space for parking and storage. This coastal villa offers a resort lifestyle with all that Dana Point has to offer. Residents of the Estates at Monarch Beach enjoy 24-hour guard gated security, surrounded by the award-winning Monarch Beach Golf Links and trails with close proximity to shopping, dining, top tier golf, world-class beaches and 5-star resorts at the Ritz Carlton and Waldorf Astoria, not to mention the Dana Point Harbor with a \$400 million renovation underway. Experience coastal living from this world-class location.

Built in 1986

### **Essential Information**

MLS® #	OC24049421
Price	\$3,795,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,004
Acres	0.31
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Asemo Smiley
Listing Office	Compass

### **Community Information**

Address	1 Gavina
Area	MB - Monarch Beach
Subdivision	Estates At Monarch Beach (EMB)
City	Dana Point
County	Orange
Zip Code	92629

## Amenities

Amenities	Controlled Access, Dog Park, Guard, Security
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Direct Access, Driveway, Garage
# of Garages	3
Garages	Direct Access, Driveway, Garage
View	Hills, Ocean, Peek-A-Boo
Waterfront	Ocean Side Of Freeway
Has Pool	Yes
Pool	Fenced, Gunite, Heated, In Ground, Private
Security	Carbon Monoxide Detector(s), Gated with Guard, Gated Community, 24 Hour Security, Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Sprinkler System
Windows	Stained Glass, Shutters
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Wet Bar, Breakfast Bar, Built-in Features, Breakfast Area, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Pantry, Storage, Bar, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Pantry, Walk-In Closet(s)
Appliances	SixBurnerStove, Built-In Range, Double Oven, Dishwasher, Gas Cooktop, Disposal, Refrigerator, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Primary Bedroom
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
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Elementary	John Malcom
Middle	Marco Forester
High	Dana Hills

### **Additional Information**

Date Listed	March 17th, 2024
Days on Market	32
Short Sale	N
RE / Bank Owned	N

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