

\$1,500,000 - 34596 Via Catalina, Dana Point

MLS® #OC24106846

\$1,500,000

3 Bedroom, 2.00 Bathroom, 1,225 sqft
Residential on 0 Acres

Palisades (PS), Dana Point,

Step into your own slice of coastal paradise with this fully remodeled single-level modern beach cottage, offering the laid-back lifestyle of your dreams. Enter through the breezy Dutch door into the light and bright open concept living room, adorned with wood flooring, crown molding, and a contemporary tiled fireplace. A sleek, fully equipped kitchen boasting soft-close white shaker cabinetry, elegant black quartz countertops, walk in pantry, and a convenient breakfast bar is sure to fulfill all your culinary needs. The bright spa-like bathroom, featuring a spacious glass shower and custom blue floor tiling brings a sense of calm and rejuvenation.

The main house offers two spacious and serene bedrooms, with glass wardrobe closets for plentiful storage. Each bedroom has its own sliding glass door access to the backyard, beckoning you to step out whenever you please.

Immerse yourself in the tranquil ambiance of the backyard sanctuary, where the soothing sounds of water fountains mingle with the scent of magnolia blossoms inviting you to relax and savor every moment. Whether you want to entertain, dine under the stars, unwind in the jetted spa, garden, meditate, practice yoga, or lounge on the deck, this yard provides all you need for a life of outdoor enjoyment. A charming hobby shed and wood workshop await your creative endeavors, while an outdoor heated shower offers convenience after a day of beach play. Mature fruit trees



provide your very own fresh organic produce year-round: apples, passionfruit, lemon, oranges, tangerine, plum, and avocado! The permitted separate ADU provides versatile living, perfect for accommodating family members, guests, or as a private retreat for work or creative pursuits. Inside the ADU's private entrance, you'll be delighted with another Light and bright bedroom, wood flooring, and upgraded kitchen with white shaker cabinetry, built in shelving, and bathroom with custom tiled glass shower. Conveniently located near schools, freeway access, several beautiful ocean view parks, restaurants, and the vibrant Dana Point Harbor undergoing an exciting \$400M revitalization, this property invites you to make it your own coastal haven. Easily walk, bike, or drive down to the beach within minutes. No HOA. Don't miss the opportunity to experience the ultimate in modern beach living!

Built in 1954

Essential Information

MLS® #	OC24106846
Price	\$1,500,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,225
Acres	0.12
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Laura Clinton
Listing Office	Bullock Russell RE Services

Community Information

Address 34596 Via Catalina

Area	CB - Capistrano Beach
Subdivision	Palisades (PS)
City	Dana Point
County	Orange
Zip Code	92624

Amenities

Utilities	Electricity Available, Natural Gas Available, Water Available
Parking Spaces	2
Parking	Driveway, On Street
Garages	Driveway, On Street
View	None
Waterfront	Ocean Side Of Freeway
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Garden, Rocks
Windows	Skylight(s)
Roof	Shingle

Interior

Interior	Wood
Interior Features	Breakfast Bar, Built-in Features, Crown Molding, In-Law Floorplan, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level
Appliances	Built-In Range, Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Dryer, Washer
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
----------	--------------------

Additional Information

Date Listed	April 23rd, 2024
Days on Market	16

Short Sale N

RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of March 14th, 2025 at 11:11am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.