

\$5,500,000 - 23612 Tampico Bay, Dana Point

MLS® #OC24129995

\$5,500,000

3 Bedroom, 3.00 Bathroom, 2,051 sqft
Residential on 0 Acres

Gardens (Ocean side of PCH) (NSO), Dana Point,

Welcoming panoramic ocean, Catalina Island and sunset views from its elevated position within Niguel Shores, this remodeled Modern Beach-style home is ready for move-in. The spacious single-level design offers the distinct advantage of a location west of Pacific Coast Highway just three streets from the ocean in the gated community of Niguel Shores. Approximately 2,051 square feet, the bright and airy design boasts some of today's most enviable amenities in a three-bedroom, three-bath plus den floorplan, including vaulted tongue-and-groove ceilings, a crisp white color palette, skylights, wide-plank woodgrain tile flooring, and walls of La Cantina doors that open to an ocean-view balcony. Beyond a gated courtyard entrance with patio and fountain, the sophisticated residence reveals a Dutch entry door, and an open kitchen and family space with phenomenal ocean views, a linear fireplace, stained-glass clerestory windows, and access to a private side yard. Granite countertops distinguish the kitchen, where mealtime and entertaining are enhanced by a waterfall-edge island, a dining area with built-in seat, white Shaker cabinetry, a pantry, full tile backsplash, farmhouse sink, and stainless steel Wolf appliance Suite, including a built-in refrigerator and a six-burner range. Secondary bedroom offers outdoor access, and the den features a murphy bed. Ocean views are also enjoyed from a primary suite that hosts a walk-in closet and a fully open bath with freestanding tub and separate



shower. An attached two-car garage showcases a glass roll-up door, and in a true Modern Beach-House look, standing-seam metal roof crowns the residence. The home's prime setting in Niguel Shores is a short stroll from The Ritz-Carlton and Salt Creek Beach. Residents of the private gated community enjoy exclusive access to the beach, bluff and a luxurious clubhouse, pool, spa, playground, bocce courts, tennis and pickleball courts, and a wide array of clubs and social activities. A broad spectrum of restaurants, galleries and shops are close by at Dana Point's harbor and Lantern District, and Laguna Beach is just up the highway.

Built in 1971

Essential Information

MLS® #	OC24129995
Price	\$5,500,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,051
Acres	0.07
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Bob Gino
Listing Office	Surterre Properties Inc

Community Information

Address	23612 Tampico Bay
Area	MB - Monarch Beach
Subdivision	Gardens (Ocean side of PCH) (NSO)
City	Dana Point
County	Orange

Zip Code 92629

Amenities

Amenities Sport Court, Meeting/Banquet/Party Room, Other Courts, Pickleball, Pool, Recreation Room, Guard, Spa/Hot Tub, Security, Tennis Court(s)

Parking Spaces 2

of Garages 2

View Ocean, Panoramic

Has Pool Yes

Pool Association

Exterior

Lot Description ZeroToOneUnitAcre

Interior

Interior Features Bedroom on Main Level

Heating Central

Cooling Central Air

Fireplace Yes

Fireplaces Family Room

of Stories 1

Stories One

School Information

District Capistrano Unified

Additional Information

Date Listed June 27th, 2024

Days on Market 12

Zoning R

Short Sale N

RE / Bank Owned N

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