

\$3,250,000 - 22832 Via Orvieto, Dana Point

MLS® #OC24130982

\$3,250,000

3 Bedroom, 3.00 Bathroom, 2,384 sqft
Residential on 0 Acres

Emerald Ridge (ER), Dana Point,

Welcome to your dream coastal retreat, nestled in the prestigious Emerald Ridge Community. This exquisite home offers light and bright interiors with stunning sit-down ocean, beach, and white-water views that will take your breath away. Perched at the top of the community's most sought-after street, every corner of this meticulously maintained residence boasts panoramic vistas. The home features three spacious bedrooms and three luxurious bathrooms, all remodeled to the highest standards. Thoughtful built-in features enhance the functionality and elegance of each space. Whether you're entertaining guests in the open-concept living area or enjoying a quiet moment on the deck, the serene beauty of the coastline is ever-present. Experience the epitome of coastal living in this remarkable single-story home, where every detail has been carefully curated for your comfort and enjoyment.



Built in 1977

Essential Information

MLS® #	OC24130982
Price	\$3,250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,384

Acres	0.17
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Brett Smith
Listing Office	Notch Luxury Properties

Community Information

Address	22832 Via Orvieto
Area	MB - Monarch Beach
Subdivision	Emerald Ridge (ER)
City	Dana Point
County	Orange
Zip Code	92629

Amenities

Amenities	Pickleball, Tennis Court(s)
Utilities	Sewer Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	Ocean, Coastline
Pool	None
Security	Gated with Attendant

Exterior

Exterior	Stucco
Lot Description	Cul-De-Sac, Lawn
Windows	Insulated Windows
Roof	Concrete
Construction	Stucco
Foundation	None

Interior

Interior	Carpet, Wood
Interior Features	Ceiling Fan(s), Cathedral Ceiling(s), Bar, All Bedrooms Down, Bedroom on

Main Level, Main Level Primary, Primary Suite, Paneling/Wainscoting

Appliances	Dishwasher, Electric Oven, Electric Range, Microwave, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
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Additional Information

Date Listed	June 26th, 2024
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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