

# \$1,355,000 - 34451 Camino El Molino, Dana Point

MLS® #OC24133311

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## \$1,355,000

3 Bedroom, 2.00 Bathroom, 1,781 sqft  
Residential on 0 Acres

N/A, Dana Point,

Discover the Laid-Back Lifestyle in Capistrano Beach. Single-family home located in the heart of Capistrano Beach, where a laid-back lifestyle awaits. This property offers peek ocean views and beautiful sunsets that can be enjoyed from the comfort of your own backyard. With potential for a second story, the home presents an exciting opportunity to expand and enhance your living space. Inside, you'll find soaring wood-beamed ceilings that adds to the charm, 3 bedroom, 2 bath, with a sunroom and 2 car garage along with a newer roof, flooring, windows, and HVAC system for modern convenience. The lush landscaping surrounding the property creates a tranquil oasis, perfect for relaxation and entertaining. Best of all, there's no HOA to worry about. Embrace the coastal living experience with this exceptional home in Capistrano Beach.



Built in 1962

## Essential Information

MLS® #	OC24133311
Price	\$1,355,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,781
Acres	0.12
Year Built	1962

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sharon Custer
Listing Office	First Team Real Estate

### **Community Information**

Address	34451 Camino El Molino
Area	CB - Capistrano Beach
Subdivision	N/A
City	Dana Point
County	Orange
Zip Code	92624

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Not Available, Water Connected
Parking Spaces	2
Parking	Driveway Level, Driveway, Garage Faces Front, Garage, Garage Door Opener
# of Garages	2
Garages	Driveway Level, Driveway, Garage Faces Front, Garage, Garage Door Opener
View	Peek-A-Boo
Pool	None

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Street Level, Yard
Windows	Double Pane Windows
Roof	Composition

### **Interior**

Interior	Tile
Interior Features	Cathedral Ceiling(s), Separate/Formal Dining Room, All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater, Refrigerator, Water Heater
Heating	Central
Cooling	None
Fireplace	Yes

Fireplaces	Living Room
# of Stories	3
Stories	Three Or More

### **School Information**

District	Capistrano Unified
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### **Additional Information**

Date Listed	June 29th, 2024
Days on Market	19
Short Sale	N
RE / Bank Owned	N

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