

# \$1,699,950 - 34288 Camino El Molino, Dana Point

MLS® #OC24143752

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## \$1,699,950

5 Bedroom, 4.00 Bathroom, 2,682 sqft  
Residential on 0 Acres

Capistrano Heights (CPH), Dana Point,

A rare opportunity to own a huge private lot with an OCEAN VIEW, beach close in coveted Capistrano Beach! This home is in an ideal location between Dana Point, San Clemente and San Juan Capistrano. A prime location to enjoy ocean views, quick access to shopping, restaurants, freeways, the beach, parks, entertainment and more. This relaxed beachside community is peaceful, private and family friendly. The incredible oversized lot presents endless opportunities for homeowners, investors and more. With an elevated, private setback situated nicely away from the street, this home has been divided into two separate units. It can easily be converted back into one LARGE home, or kept as two separate units. A single level, 3-bedroom, 2 bath front unit features a private entrance, carport, LARGE yard, kitchen, living room and dining area. This large front yard with ocean views offers all the potential to make this outdoor space your own. The options are endless with room for pool, spa, outdoor bbq, outdoor living area, the list goes on with what can be done on this property. The back unit is currently configured as its own private residence with 2 bedrooms, 2 baths on the main floor, along with its own kitchen, dining and family room upstairs, with an outdoor deck to capture ocean views and breezes. Cozy nights watching the sunset over the ocean is a definite must on this lovely deck. There is also a charming patio, back yard area, long side yard, and 2 sheds on the



property. You will find a wrought iron gate leading up from the driveway, which keeps additional, fenced in privacy to the entire home. Upgrades throughout including new fireplace, new mirrored closet doors, new ceiling fans, new stainless steel appliances, new flooring and baseboards throughout, new water heater, new interior doors, new electric outlets installed outdoors, and remodeling to bathrooms. Whether you are searching for a large piece of property to turn into your own private residence and beach oasis, an investment property, or anything in between, this home has all the opportunity you could imagine. There is also parking for an RV, as well as additional parking available on this quiet street. Bike to the beach, picnic at Pines Park, or take a walk at Dana Point Harbor, you are in minutes to everything! Live the California dream and turn this home into your paradise...this is a once in a lifetime opportunity!

Built in 1962

### **Essential Information**

MLS® #	OC24143752
Price	\$1,699,950
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,682
Acres	0.23
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Sonja Rueckner
Listing Office	Coldwell Banker Realty

## Community Information

Address	34288 Camino El Molino
Area	CB - Capistrano Beach
Subdivision	Capistrano Heights (CPH)
City	Dana Point
County	Orange
Zip Code	92624

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Attached Carport, Covered, Driveway, Driveway Up Slope From Street, Gated, Guest, Oversized, RV Access/Parking
Garages	Attached Carport, Covered, Driveway, Driveway Up Slope From Street, Gated, Guest, Oversized, RV Access/Parking
View	Ocean, Peek-A-Boo, Water
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Concrete, Stucco
Lot Description	Back Yard, Sloped Down, Sloped Up, Sprinklers In Front, Yard, ZeroToOneUnitAcre
Roof	Composition, Shingle
Construction	Concrete, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	All Bedrooms Down, Balcony, Bedroom on Main Level, Ceiling Fan(s), Granite Counters, In-Law Floorplan, Main Level Primary, Open Floorplan, Recessed Lighting, Storage, Unfurnished
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Water Heater, Water To Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room, Wood Burning
# of Stories	2

Stories                      One, Two

### **School Information**

District	Capistrano Unified
Elementary	Palisades
Middle	Shorecliff
High	San Juan Hills

### **Additional Information**

Date Listed	July 12th, 2024
Days on Market	90
Short Sale	N
RE / Bank Owned	N

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