

\$2,499,990 - 33762 Chula Vista Avenue, Dana Point

MLS® #OC24236463

\$2,499,990

3 Bedroom, 2.00 Bathroom, 1,823 sqft
Residential on 0 Acres

None, Dana Point,

"La Casa Chula Vista" is a 1928 Historical Woodruff Spanish Colonial Bungalow located on a desirable street in the beautiful resort beach town of Dana Point. This Historical single level home is currently designated under the Historic Property Preservation Agreement Mills Act Contract giving **SUBSTANTIAL PROPERTY TAX SAVINGS**. Located close to Downtown Dana Point (PCH), The Strand & Salt Creek Beach, this coastal community home is truly unique and has an abundance of character. Step back in time to this enchanting three bedroom, two bathroom home where everywhere you look, you see true craftsmanship. Walk along the brick pathway to the large wooden speakeasy front door, which opens to a beautiful light and bright home featuring hardwood floors, built-ins and lovely French doors located off the dining room, kitchen and primary bedroom. The large front bedroom includes built ins and can be used as an office and or bedroom, complimentary to the era to which the home was built, a large window which looks out onto the front yard, protected by an antique Spanish iron window cover. The living room includes a gorgeous brick wood burning and gas fireplace as the centerpiece of the room, custom carved wood beams that stretch across the high ceilings and two very large windows that allow for plenty of natural light to shine into the home at all hours of the day. The large primary bedroom has many windows along the back wall to enjoy the beautiful view



while laying in bed. The primary bathroom includes an extra large shower, double sinks, stain glass and a skylight to enjoy more natural light. All appliances in the kitchen and laundry room are included in the sale: oven, microwave & dishwasher, refrigerator, washer & dryer and Thermador gas cooktop. The backyard includes a very large deck off the dining room, kitchen and primary bedroom for backyard entertaining. Enjoy having breakfast, lunch and dinner alfresco on the large deck admiring the view of the surrounding nature and perfectly manicured backyard. There is currently an unobstructed view from the backyard due to the empty lot located behind the home. This charming home includes a one car garage with an extra long driveway, long enough to accommodate four additional cars to be parked tandem. All furniture, accessories and collectibles are personal family antiques handed down through generations and therefore are not included in the sale.

Built in 1928

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | OC24236463 |
| Price | \$2,499,990 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Square Footage | 1,823 |
| Acres | 0.14 |
| Year Built | 1928 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Bungalow, Spanish |
| Status | Closed |
| Listing Agent | Stefanie Barela |
| Listing Office | Barela Investments Inc |

Community Information

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|-------------|--------------------------|
| Address | 33762 Chula Vista Avenue |
| Area | LT - Lantern Village |
| Subdivision | None |
| City | Dana Point |
| County | Orange |
| Zip Code | 92629 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 5 |
| Parking | Door-Single, Driveway, Garage |
| # of Garages | 1 |
| Garages | Door-Single, Driveway, Garage |
| View | City Lights, Neighborhood |
| Pool | None |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

| | |
|-----------------|---------------------|
| Exterior | Plaster, Stucco |
| Lot Description | Sprinklers In Front |
| Roof | Flat, Spanish Tile |
| Construction | Plaster, Stucco |
| Foundation | Raised |

Interior

| | |
|-------------------|---|
| Interior | Carpet, Tile, Wood |
| Interior Features | Built-in Features, Separate/Formal Dining Room, Unfurnished, All Bedrooms Down, Bedroom on Main Level, Main Level Primary |
| Appliances | Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Trash Compactor, Water Heater, Dryer, Washer |
| Heating | Forced Air, Fireplace(s) |
| Cooling | None |
| Fireplace | Yes |
| Fireplaces | Gas Starter, Living Room, Wood Burning |
| # of Stories | 1 |
| Stories | One |

School Information

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| District | Capistrano Unified |
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|--------|----------------|
| Middle | Marco Forester |
| High | Dana Hills |

Additional Information

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|-----------------|---------------------|
| Date Listed | November 19th, 2024 |
| Days on Market | 7 |
| Short Sale | N |
| RE / Bank Owned | N |

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