

# \$2,728,000 - 25 San Raphael, Dana Point

MLS® #SR24216224

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## \$2,728,000

3 Bedroom, 3.00 Bathroom, 2,117 sqft  
Residential on 0 Acres

Corniche Sur Mer Phase I (CSM), Dana Point,

VIEWS, VIEWS, VIEWS!!! - Don't miss this rare opportunity to live in Monarch Beach's Ritz Pointe guard gate community, offering privacy and incredible Full Ocean Views. This home features 3 bedrooms and 2.5 baths, including a primary master bedroom on the first floor with wide ocean views from your bed, with the remaining two bedrooms and bathroom located upstairs. The living room boasts high ceilings, travertine flooring, and large windows that flood the space with natural light. Rear sliding doors provide access to the backyard from the family room and primary bedroom. The home includes shutters on the bottom floor sliding doors, along with remodeled bathrooms featuring a walk-in shower. Additional upgrades include a solar system, tankless water heater, and PEX re-piping throughout the home (installed in 2024). The backyard offers a remote-controlled retractable awning, perfect for enjoying the beautiful ocean views while staying shaded from the afternoon sun. Just a short walk to Salt Creek Beach, the walk takes you pass the Waldorf Astoria Resort, through the Monarch Beach Golf Course, and under the PCH tunnel for direct beach access.

Built in 1990

## Essential Information

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Price	\$2,728,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,117
Acres	0.14
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Rodolfo Anaya
Listing Office	Lux Realty

### **Community Information**

Address	25 San Raphael
Area	MB - Monarch Beach
Subdivision	Corniche Sur Mer Phase I (CSM)
City	Dana Point
County	Orange
Zip Code	92629

### **Amenities**

Amenities	Controlled Access, Guard
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Not Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Door-Multi, Garage Faces Front, Garage, Garage Door Opener, Gated
# of Garages	2
Garages	Concrete, Door-Multi, Garage Faces Front, Garage, Garage Door Opener, Gated
View	Ocean, Panoramic
Waterfront	Beach Access, Ocean Access
Pool	None
Security	Carbon Monoxide Detector(s), Gated with Guard, Gated Community, Smoke Detector(s)

### **Exterior**

Exterior	Drywall, Frame, Concrete, Stucco
Exterior Features	Awning(s), Lighting, Rain Gutters
Lot Description	ZeroToOneUnitAcre, Back Yard, Cul-De-Sac, Flag Lot, Sprinklers In Rear, Sprinklers In Front, Lawn, Level, Near Public Transit, Rectangular Lot, Sprinklers Timer, Sprinklers On Side, Sprinkler System, Street Level
Windows	Double Pane Windows, Drapes, Screens, Shutters
Roof	Clay, Concrete
Construction	Drywall, Frame, Concrete, Stucco
Foundation	Concrete Perimeter, Slab

## Interior

Interior	Carpet, See Remarks, Stone
Interior Features	Ceiling Fan(s), Crown Molding, Central Vacuum, Separate/Formal Dining Room, Granite Counters, High Ceilings, Recessed Lighting, Unfurnished, Main Level Primary, Walk-In Closet(s)
Appliances	Dishwasher, ENERGY STAR Qualified Water Heater, Electric Oven, Freezer, Gas Cooktop, Disposal, Gas Water Heater, High Efficiency Water Heater, Hot Water Circulator, Microwave, Refrigerator, Self Cleaning Oven, Water Softener, Trash Compactor, Tankless Water Heater, Vented Exhaust Fan, Water Heater
Heating	Central, Fireplace(s), Natural Gas, Solar
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	R.H. Dana
Middle	Niguel Hills
High	Dana Hills

## Additional Information

Date Listed	October 22nd, 2024
Days on Market	4
Zoning	Residential
Short Sale	N
RE / Bank Owned	N

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