

Features include:

- Bedrooms - 3
- Bathrooms (full) - 3
- Bathrooms (half) - 1
- Square Feet - 2,725 sq. ft.
- Lot Size - 8,400 sq. ft.



22901 Via Orvierto Dana Point, California 92629

\$2,290,000



Tucked away on the hillside on top cul de sac of this very charming coastal guard gated community of Emerald Ridge sits this updated split level home boasting gorgeous ocean views as well as full Catalina Island and superb colorful sunsets. With very tastefully designed great room with fireplace, high ceilings, all brand new doors, windows and triple sliding and French doors which opens to front large balcony as well as many others open to outdoors. stunning chefs kitchen offers most up to date cabinets, top of the line appliances as well as huge center island large enough to entertain ten of your closes family and friends. New beautiful bamboo flooring on main level and entry as well as porcelain tiles on lower level, new led lighting, new paint and newly renovated baths has brought this home well into 2020s, Master bedroom offers another fireplace, its own ocean view balcony with sets of doors open to balcony and backyard. as well as walk in closet, high ceilings brand new led lighting. On main level you will find another very private en suite with access to outdoors, the third bedroom is located on lower level with a great bath and its own private door, a great design for work at home space or private office. This location offers easy access to pristine beaches, Dana point Harbor for water sport activities or drive to famed Laguna Beach Art galleries, shops and restaurants. This is mostly a Smart Home Ready to control lights, heat A/c and locks by cell or Alexa.



Paul and Jaleh Lehrich
REALTOR®
Berkshire Hathaway HomeService
2 Ritz Carlton Dr., Monarch Beach, CA 92629
Cell: (949) 632-4827
Jalehrich@bhhsca.com
<http://spsid.net/277163>
DRE 01162799 & DRE 01162798

