

27002 AVENIDA LAS PALMAS, DANA POINT

FEATURES & AMENITIES

PROPERTY OVERVIEW

A historic Doheny estate set across three separate parcels totaling over 21,000 square feet

Includes two fully detached residences plus extensive gardens and outdoor living spaces

Design philosophy rooted in authenticity, patina, and layered storytelling, curated over decades by renowned collectors and designers

Blends European Gothic influences with antique and period-authentic finishes for a one-of-a-kind architectural experience

Parcel Breakdown:

27002 Las Palmas (Main House)

Lot approx. 10,500 Sq Ft | Living space approx. 2,607 Sq Ft

2 bedrooms | 2 bathrooms

27001 Calle Maria (Original Residence)

Lot approx. 5,727 Sq Ft | Living space approx. 1,799 Sq Ft

2 bedrooms | 2 bathrooms

26971 Calle Maria

Lot approx. 5,663 Sq Ft | Currently integrated into the gardens and landscape design

ORIGINAL SPANISH COLONIAL HOME

Planned as the first of a Doheny family retreat enclave; project ended after 5 homes following the tragic passing of their son

Preceded the famous Doheny House by 3 years

Site was likely selected for the large peppertree adjacent to the home

Hand-troweled plaster walls embedded with straw (historical anti-crack technique)

Former courtyard was converted to a dining room, maintaining the original fireplace

Custom felt-covered doors with nailhead trim (British country house style)

Kitchen inspired by classic English design

Marbleized painted finishes on columns and floors, purposefully naïve in style

Antique 18th- and 19th-century windows and doors installed throughout. One original window remains (the large arched window) with added French Gothic framing.

Expanded Model T garage now serves as a bedroom and full bath

MAIN HOUSE

15th-century front door and antique French terracotta tile entry

Purposeful architectural sequence: The home's entry is designed as a cozy, intimate space to create a sense of compression and welcome. Upon entry, guests are drawn into the dramatic living room where natural light, soaring 24-foot ceilings, and expansive views of the garden offer a striking visual reveal

Architectural folly: Anchoring the living space, the folly features a cruciform (cross-shaped) floor plan crowned by a pyramidal roof — a focal point that evokes historic European design traditions while providing spatial and visual symmetry

Late 18th-century antique metal windows with wavy glass

Antique Cremona bolts on all doors and windows

19th-century pine flooring with exceptionally wide and long boards

Antique Trumeau mirror above fireplace with custom aerial painting of the estate

1958 O'Keefe & Merritt vintage stove

19th-century English ironstone sink (Downton Abbey-style)

18th-century French tile counters

Calacatta Cielo marble with 16th-century Portuguese tile backsplash

Integrated appliances and custom cabinetry

Custom butler's pantry with distressed antique-style finishes

Dining room created from former bedroom, with China cabinets flanking the central window

Wood floors painted to resemble marquetry/parquetry

Gold leaf-gilded moldings and wall panels, distressed for aged appearance

Bathroom with hand-painted walls inspired by the first Oriental wallpaper imported to Europe for the Stockholm Royal Theater

Hand-forged stair railing mimics draped rope

27002 AVENIDA LAS PALMAS, DANA POINT

FEATURES & AMENITIES CONTINUED

Primary bedroom with upholstered walls in custom-aged blue and white linen print
Antique and vintage light fixtures throughout
Thoughtful window placement designed to capture curated garden views

GARDENS & GROUNDS

Original 9-room garden layout by Florence Yoch (landscape designer of Tara's Garden in "*Gone with the Wind*")
Garden design emphasizes layered views, symmetry, and sightline preservation
100+ year-old cassia and pepper trees anchor the property
Garden rooms inspired by classical English designs with hedge-lined paths
Gothic finch aviary outside the dining room
French Gothic church spire repurposed as fountain with koi-filled deep well
Custom finials aligned with architectural features to create visual harmony

Outdoor living spaces include:

Private pool and outdoor bar
Summer Tea House
Multiple alfresco dining areas and garden vignettes
Fruit trees, custom fountains and aviaries
Exterior walkways and garden paths designed with perspective illusions to enhance scale

NOTABLE FIGURES & PROVENANCE

Formerly owned by Gephard "Gep" Durenberger (1969–1998), a decorative arts dealer and founder of the Decorative Arts Center
Hosted and frequented by fashion icons such as Oscar and Françoise de la Renta, Bill Blass, Ralph and Ricky Lauren
Visited by the Duke and Duchess of Windsor; Duchess gifted rose bushes still growing on the grounds
Celebrated by interior designers including Bunny Williams, who remarked: "Gep taught us all."
Interiors and grounds further refined by acclaimed designer Eric Guenther over the past 20 years



JEFF GOLDEN
TIM SMITH
REALTORS®
CalRE# 01080923, 01346878
949.275.1989
jeff@timsmithgroup.com
timsmithrealestategroup.com



COLDWELL BANKER
REALTY

WHO YOU WORK WITH MATTERS® | TIMSMITHREALESTATEGROUP.COM

Not intended as a solicitation if your property is already listed by another broker. The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted, and you should not rely upon it without personal verification. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker, Coldwell Banker logos, Coldwell Banker Global Luxury and the Coldwell Banker Global Luxury logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. (40728742)