

25952 View Point Drive W 9

3bd/2.5ba 1,723sf Panoramic Ocean Views \$1,950,000

Overview

Rare third-row Dana Bluffs townhome with custom finishes and sweeping panoramic ocean views. Come tour this graceful floor plan with oversized west-facing sliders that extend the living experience across both levels into immersive views of world-class beaches, surf, regattas, and golden-pink sunsets. A commanding coastal setting with loftlike living spaces and a soulful kitchen—your passport to an authentic Dana Point lifestyle. SEE ‘virtual tour’ for video, brochure, and improvements [interior section].

Home

Welcome to this soulfully curated beach home with spectacular ocean views and coastal sensibility. A vaulted entry reveals bright, open living spaces with clean lines and layered natural light. West-facing sliders frame an inviting al fresco balcony and expansive blue horizon. An elevated setting for timeless coastal living.

The kitchen is thoughtfully positioned at the heart of the home, connecting dining, living, and outdoor spaces. Clean finishes, intuitive flow, and quiet functionality support both easy living and relaxed entertaining. Imported Italian travertine grounds the main living areas, bringing warmth and texture to the home’s coastal tones. Thoughtful upgrades enhance function and comfort throughout, while soft finishes in the private spaces above create a quiet sense of retreat.

Upstairs, the primary suite offers a calm, private setting with soft light, generous storage, and a balcony oriented toward the ocean beyond. Each morning begins with an expansive ocean horizon—an experience both rare and grounding. A private balcony extends the suite outward, deepening the connection to ocean and sky. A cedar-lined walk-in closet and California Closet system provide generous, organized storage.

A second bedroom, flexible office (or third bedroom), and hall bath provide space suitable for work, rest, or welcoming guests. Thoughtfully composed living spaces, warm natural materials, and enduring ocean views come together in a home defined by comfort, function, and coastal ease.

Balconies and Views

Positioned to capture an extraordinary 180-degree panorama of ocean, harbor, islands, and whitewater, this residence enjoys one of the most compelling coastal vantage points in Dana Bluffs. Private balconies on both levels extend the living experience outdoors—offering space for morning light, sunset color, and effortless entertaining—while southwest exposure across open green space preserves a rare and uninterrupted blue-water connection from both the main living area and the primary suite.

Garage

A private two-car garage provides direct interior access and generous storage. Ample street parking is also available for visitors and guests.

Advantages

Key advantages over comparable Dana Bluffs residences:

- Elevated third-row position at the bluff's crest
- Dramatic ocean views from both levels—rare even in Dana Bluffs
- Turnkey condition with meaningful system upgrades
- Among the larger floor plans within the community

Improvements

Turnkey residence with pride-of-ownership improvements, including:

- Electrical panel replacement (2025)
- New water heater (August 2025)
- Complete first-floor bath remodel (June 2025)
- Second-floor guest bath remodel — paint, fixtures, electrical, and plumbing (September 2025)
- Interior repainting throughout main living areas, electrical upgrades, and new fixtures (2024)
- Gas cooktop with integrated griddle
- Whole-home water purification system
- Reinforced staircase construction
- Dual-access under-stair storage with adjustable shelving
- Gas fireplace wrapped in custom wood cabinetry with integrated storage
- New garage door and motor package with MyQ access (January 2025)
- Garage workbench, lighting, and built-in storage improvements
- Guest bedroom refresh — paint, carpentry, electrical, and carpet (May 2025)
- New window screens and frames (June 2025)
- Kitchen updates — pendant lighting, faucet, and cabinet pull-outs (September 2025)
- Refrigerator with warranty (June 2024)
- Range and microwave (September 2021)
- Exterior gas line repair and new deck outlet (2020)
- Air conditioner and furnace replacement (2016)

Dana Bluffs

A coastal enclave with resort-style amenities, Dana Bluffs is set amid sweeping ocean, harbor, and Catalina views just moments from beaches, parks, and waterfront life. Designed for authentic Southern California living, the community blends recreation, natural beauty, and enduring coastal character into one of Capistrano Beach's most compelling oceanfront settings—complete with pool, spa, clubhouse, and tennis-pickleball courts.

Dana Bluffs Association is undergoing a comprehensive, thoughtfully planned renovation to strengthen long-term structural integrity, visual cohesion, and everyday livability throughout the enclave. While the work will elevate the overall image of the community and its common areas, most improvements will directly benefit the individual residences. This alignment allows future ownership to realize the primary value of the improvements—supporting both immediate enjoyment and lasting coastal value.

HOA Fee: \$1,049/mo

School

Excellent Capistrano Unified School District.

Lifestyle

“Down the hill” from Dana Bluffs is the coastal rhythm locals never take for granted—morning walks at Doheny, coffee at Bear Coast or RJ’s Café, lunches at Wind & Sea or The Shwack, and sunset dinners overlooking the water at Chart House or along the Lantern District. Surf the Rivermouth, sail from Dana Marina, cruise the bluff-top trails, meet friends for an easy drink, or wander the nearby shops that give Dana Point its relaxed, lived-in energy. It’s the kind of place where weekends happen naturally, weekdays feel lighter, and coastal living isn’t reserved for vacations—it’s simply everyday life.