

\$22,500,000 - 31 Strand Beach Drive, Dana Point

MLS® #NP20167469

\$22,500,000

4 Bedroom, 6.00 Bathroom, 7,852 sqft
Residential on 0.25 Acres

The Strand at Headlands (STRN), Dana Point, CA

Walk out on to the sand from this stylish and contemporary oceanfront home in the private, gated community of The Strand. Epitomizing seaside living at its most sophisticated, the home is private, yet open to views, sounds, and sea breezes throughout. Renowned architect Ed Lohrbach's™ welcoming 7,852 square-foot design is refreshing, relaxed, and dramatic. The architecture creates unique spaces at one with the oceanfront setting as entire walls of glass disappear before your eyes. All the main living areas within the home open to massive seaside terraces. The main level is wrapped artistically around a resplendent, light-filled courtyard. Radiating from this core is a series of harmonious rooms that define California living " while taking in dazzling vistas of the Pacific. The informal plan embraces beach living and accommodates the owners and their guests in great comfort. The wonderfully scaled interiors open to lavish terraces awash in sea breezes " a perfect setting for al fresco dinners at sunset. Inside, a sumptuous master suite with distinguished appointments overlooks the ocean through walls of glass. It features a particularly decadent bath and dressing wing certain to impress. Outside, the seaside garden is graced by a very private oceanfront swimming pool with adjacent cabana " both certain to be regular destinations throughout the year. The house has many thoughtful amenities including a garage for up to six cars, a professional grade media room, two catering



kitchens in addition to the main kitchen (with one on the pool level), an infra-red sauna, Tesla batteries for back-up power, and a commercial six-passenger elevator. For buyers in search of a high style quotient with exceptional build quality, and who understand that restraint is the ultimate in refinement, this may be the best opportunity seen on this coast in many years.

Built in 2011

Essential Information

MLS® #	NP20167469
Price	\$22,500,000
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	7,852
Acres	0.25
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Active

Community Information

Address	31 Strand Beach Drive
Area	MB - Monarch Beach
Subdivision	The Strand at Headlands (STRN)
City	Dana Point
County	Orange
State	CA
Zip Code	92629

Amenities

Amenities	Fire Pit, Pool, Spa/Hot Tub
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone

	Connected, Sewer Connected, Water Connected
Parking Spaces	4
# of Garages	4
View	Coastline, Ocean, Panoramic, Pool
Waterfront	Beach Access, Beach Front, Ocean Front, Ocean Side Of Freeway
Has Pool	Yes
Pool	Heated, In Ground, Lap, Private, Salt Water, Association

Interior

Interior	Stone, Wood
Interior Features	Beamed Ceilings, Wet Bar, Built-in Features, Elevator, High Ceilings, Dressing Area, Utility Room, Walk-In Closet(s)
Appliances	Convection Oven, Double Oven, Disposal, Gas Range, Refrigerator, Water To Refrigerator
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Dining Room, Gas, Living Room, Master Bedroom, Outside, See Through
Stories	Three Or More

Exterior

Exterior Features	Fire Pit
Lot Description	Lawn, Landscaped, Sprinkler System
Roof	Flat

School Information

District	Capistrano Unified
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Additional Information

Date Listed	August 25th, 2020
Days on Market	521
HOA Fees	1234.00
HOA Fees Freq.	Monthly
Leased Land	Fee

Listing Details

Listing Agent	Robert Giem
Listing Office	Compass

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