

# **\$1,295,000 - 712 Calle Contenta, San Clemente**

MLS® #IG25116186

**\$1,295,000**

3 Bedroom, 2.00 Bathroom, 1,937 sqft

Residential on 0 Acres

N/A, San Clemente,

Location, location, location! Endless Potential in San Clemente- A Single Story Home...

Priced to Sell!



Welcome to your next great opportunity in the heart of San Clemente! This oversize lot of 13,175 sq. ft; 3-bedroom, 2-bathroom home, built in 1984, offers solid bones and a functional layout, ready for your personal touch. Whether you're a savvy investor or a buyer with a vision, this home is your canvas to create the ultimate coastal oasis.

Step inside and imagine the possibilities—light-filled living spaces, a spacious kitchen ready for a refresh, and bedrooms that offer comfort and potential. The generous lot size provides plenty of outdoor space to craft your dream backyard retreat, all just minutes from world-class beaches, charming downtown, and top-rated schools.

Build your own private backyard sanctuary or ADU Potential: Accessory Dwelling Unit maybe build a rental unit, guesthouse, or in-law suite.

This is a rare chance to own in one of Southern California's most desirable beach towns at a price that leaves room for upgrades and equity growth. Great school district, short drive to San Clemente Outlet. Bring your imagination—this is the one you've been waiting for.

Built in 1984

## Essential Information

MLS® #	IG25116186
Price	\$1,295,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,937
Acres	0.30
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sharon Smith
Listing Office	Berkshire Hathaway Homeservices California Realty

## Community Information

Address	712 Calle Contenta
Area	SC - San Clemente Central
Subdivision	N/A
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Management
Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Door-Single, Garage Faces Front, Garage, Driveway Down Slope From Street
# of Garages	2
Garages	Direct Access, Door-Single, Garage Faces Front, Garage, Driveway Down Slope From Street
View	Neighborhood
Pool	None

## Exterior

Exterior	Concrete, Stucco
Lot Description	Sloped Down, Front Yard, Garden, Landscaped, Rectangular Lot, Yard, Sprinklers None, Value In Land
Roof	Spanish Tile
Construction	Concrete, Stucco

## Interior

Interior	Tile, Vinyl
Interior Features	Eat-in Kitchen, Quartz Counters, Unfurnished, All Bedrooms Down, Bedroom on Main Level, Entrance Foyer, Main Level Primary, Primary Suite, Walk-In Closet(s), Block Walls, Pull Down Attic Stairs
Appliances	Electric Cooktop, Electric Oven, Water Heater, Dryer, Washer
Heating	Electric, Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
Fireplaces	Family Room, Gas Starter, Wood Burning
# of Stories	1
Stories	One

## School Information

District	San Diego Unified
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## Additional Information

Date Listed	May 16th, 2025
Days on Market	1
Short Sale	N
RE / Bank Owned	N

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