

# **\$1,299,000 - 3212 Calle Grande Vis, San Clemente**

MLS® #IV23056312

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## **\$1,299,000**

4 Bedroom, 3.00 Bathroom, 3,029 sqft  
Residential on 0 Acres

Chateau Clemente (CH), San Clemente,

This 4 bedroom, 3 bath two-story home in Chateau Clemente, San Clemente is a diamond in the rough waiting for someone to restore it to its full potential. Despite its need for rehabilitation, this home offers a variety of amenities that are sure to make it an attractive option for those seeking to create their own dream home.

As you enter the home, you are immediately greeted by the grandeur of the living room, which features vaulted ceilings and a massive floor-to-ceiling fireplace. The separate family room also boasts a fireplace and a step-down wet bar, making it the perfect space for entertaining guests.

On the first floor, there is a bedroom and a full bathroom, providing convenience and flexibility. The upper level includes a fourth bedroom or bonus room, as well as a Jack and Jill bathroom that connects to the other upper bedroom.

The oversized master bedroom is a true retreat, complete with a fireplace and a private balcony out the back. The master bathroom offers a luxurious jetted soaking tub, a separate shower, and yet another fireplace.

While the home does require repairs, this presents an excellent opportunity for someone with a vision to turn this house into a stunning masterpiece. With all of the amenities it offers, the home is sure to be a desirable choice for anyone seeking to create their dream home in a sought-after San Clemente location.



Built in 1981

**Essential Information**

MLS® #	IV23056312
Price	\$1,299,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,029
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Scott Beloian
Listing Office	WESTCOE REALTORS INC

**Community Information**

Address	3212 Calle Grande Vis
Area	SN - San Clemente North
Subdivision	Chateau Clemente (CH)
City	San Clemente
County	Orange
Zip Code	92672

**Amenities**

Amenities	Sport Court, Pickleball, Tennis Court(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage Faces Front, Garage
View	Canyon
Pool	None

**Exterior**

Exterior	Stucco
Lot Description	Front Yard

Roof	Flat Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	See Remarks
Interior Features	Beamed Ceilings, Wet Bar, Balcony, High Ceilings, Recessed Lighting, Two Story Ceilings, Bar, Bedroom on Main Level, Galley Kitchen, Jack and Jill Bath
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Bath, Family Room, Gas, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Palisades
Middle	Shorecliff
High	San Clemente

## Additional Information

Date Listed	April 3rd, 2023
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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