

# **\$1,399,000 - 312 Avenida Santa Margarita, San Clemente**

MLS® #OC19210618

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## **\$1,399,000**

3 Bedroom, 3.00 Bathroom, 3,199 sqft  
Residential on 0 Acres

Other (OTHR), San Clemente, CA

Custom Home overlooks the 12th fairway of the San Clemente Municipal Golf course and has 180-degree panoramic ocean views! Perfectly positioned on a street to street lot this home boasts 3 beds and 2.5 baths. Enter through the front french doors and be greeted by ocean views from the family and living room each with its own fireplace. The kitchen features stone countertops, built-in refrigerator, and a large center island and plenty of space. Enjoy the cool breeze and ocean views while you cook. The Dining room and Breakfast nook are tastefully done and overlook the backyard. Enjoy a large private backyard with tiered landscaping, custom rock waterfall fountain, and outdoor fireplace. On the second level, you are greeted by ocean views from the Master bedroom. Enjoy beautiful sunsets and ocean views from your private deck or relax indoors inside the master retreat and enjoy the warmth from your own private fireplace. The master bathroom features dual walk-in closets, soaking tub, dual sinks, and glass block-wall shower. Two additional bedrooms upstairs share one additional bathroom and leave plenty of room for the rest of your family or guests. This home is also equipped with a separate laundry room, 3 car subterranean garage, plenty of built-ins and storage space. Don't miss out on the opportunity to live in a highly sought after Golf & surf community.



Built in 1989

## Essential Information

MLS® #	OC19210618
Price	\$1,399,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,199
Acres	0.15
Year Built	1989
Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Closed

## Community Information

Address	312 Avenida Santa Margarita
Area	San Clemente Southeast (SE)
Subdivision	Other (OTHR)
City	San Clemente
County	Orange
State	CA
Zip Code	92672

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Cable Available, Telephone - In Street, Water Connected
Parking Spaces	6
Parking	Garage - Two Door, Driveway Level
# of Garages	3
View	Catalina View, Golf Course View, Ocean View, Panoramic View, Park Or Green Belt View
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Landscaped, Lot 6500-9999, Park Nearby, Sprinkler System
Windows	Casement (N), Custom Window Covering, Plantation Shutters

Roof	Tile
Construction	Stucco
Foundation	Concrete Slab

## Interior

Interior Features	Granite Counters, Built-Ins, Balcony, Coffered Ceiling(s), High Ceilings (9 Feet+), Living Room Deck Attached, Open Floor Plan, Recessed Lighting, Tile Counters, Turnkey
Appliances	Electric Range, Garbage Disposal, Microwave, Electric Oven, Refrigerator, Water Heater Unit, Gas & Electric Dryer Hookup
Heating	Central Furnace
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Family Room, Master Retreat, Patio
# of Stories	3
Stories	Two

## School Information

District	Capistrano Unified
Elementary	CONCOR
Middle	SHOREC
High	SANCLE

## Additional Information

Date Listed	September 11th, 2019
Days on Market	8
Short Sale	N
RE / Bank Owned	N

## Listing Details

Listing Agent	Jimmy Reed(01263988)
Provided By:	Re/Max Coastal Homes

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