

# **\$1,799,900 - 423 Avenida Granada # 65, San Clemente**

MLS® #OC22254422

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**\$1,799,900**

3 Bedroom, 3.00 Bathroom, 1,340 sqft  
Residential on 0 Acres

Reef Gate West (RW), San Clemente,

Back on the Market!! Brand New High End Remodel with sit down White Water views!

Owner has spent the last 15 months completely transforming this space into a contemporary and modern oasis!

EVERYTHING is brand new! From all new LVP flooring and carpet, windows and sliders, Quartz countertops, backsplash and new SS appliances in the kitchen including fridge and gorgeous new designer tile in all 3 bathrooms! Brand new gas fireplace added with driftwood and river rock. Feel like you're on vacation all year round with resort style living. Amazing sunsets over Catalina and San Clemente Islands, Dana Point Harbor and coastline views. Private Beach access to San Clemente Beach Trail and a local favorite - Fishermans Restaurant. Walking distance to downtown, enjoy farmers markets and all the local events while never having to drive. However when you do - this unit has two parking spaces side by side in the gated parking garage. Gated community, with elevators to the 3rd floor. Enjoy all that Reefgate West Community offers ! Pool, spa ,sauna, direct beach access, roof top sundeck, gym, recreation/pool table, meeting rooms and banquet room. Reef Gate welcomes short term and long term rentals - 30 day minimum however.



Built in 1973

## **Essential Information**

MLS® #	OC22254422
Price	\$1,799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,340
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Mary Beth Buckles
Listing Office	Coldwell Banker Realty

### Community Information

Address	423 Avenida Granada # 65
Area	SC - San Clemente Central
Subdivision	Reef Gate West (RW)
City	San Clemente
County	Orange
Zip Code	92672

### Amenities

Amenities	Clubhouse, Fitness Center, Gas, Barbecue, Spa/Hot Tub, Security, Trash, Water
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Assigned, Underground, Electric Gate, Community Structure, Side By Side
# of Garages	2
Garages	Assigned, Underground, Electric Gate, Community Structure, Side By Side
View	City Lights, Coastline, Harbor, Neighborhood, Ocean, Water
Waterfront	Across the Road from Lake/Ocean, Beach Access, Beach Front, Ocean Access, Ocean Front, Ocean Side Of Freeway, Ocean Side Of Highway
Has Pool	Yes
Pool	Association, Community, Heated
Security	Security Gate, Gated Community, Resident Manager

### Exterior

Lot Description	Close to Clubhouse, Near Public Transit
Windows	Double Pane Windows

## Interior

Interior	Carpet, Laminate, See Remarks
Interior Features	Balcony, Ceiling Fan(s), Elevator, Quartz Counters, Unfurnished, All Bedrooms Down, Main Level Primary, Primary Suite
Appliances	Double Oven, Dishwasher
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Decorative, Gas, Living Room
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	December 12th, 2022
Days on Market	112
Short Sale	N
RE / Bank Owned	N

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