

# **\$1,050,000 - 294 Calle Cuervo, San Clemente**

MLS® #OC23034002

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## **\$1,050,000**

3 Bedroom, 3.00 Bathroom, 1,799 sqft  
Residential on 0 Acres

President Heights II (PT), San Clemente,

SELLER WOULD NOT SELL FOR LESS THAN \$1,025,000..BUYERS AGENT WAS A FRIEND AND WAIVED HIS COMMISSION SO SELLER COULD GET THEIR PRICE.....VERY RARELY AVAILABLE, THIS HIGHLY SOUGHT AFTER FLOORPLAN OFFERS A MAIN LEVEL PRIMARY SUITE WITH NO STAIRS ON MAIN LEVEL LIVING. SECONDARY BEDROOMS LOCATED UPSTAIRS, ONE OFFERING SUNSET VIEWS! SITUATED ON A VERY TRANQUIL CULDESAC, THIS END UNIT PROVIDES THE HIGHEST LEVEL OF PRIVACY WITH NO HOMES BEHIND OR TO THE SIDE OF PROPERTY. EXQUISITE HOME IS BEAUTIFULLY UPGRADED & OFFERS NEWLY PAINTED INTERIOR & NEW LIGHTING FIXTURES. ENJOY NATURE FROM THE REAR OF HOME WITH THE EXPANSIVE WRAP-AROUND GREENBELT FEELING MORE LIKE A PRIVATE BACKYARD WITH LUSH MATURE TREES CREATING A TRANQUIL SETTING. THE INVITING & VERY GENEROUS LIVING ROOM LOOKS OUT TO REAR GREENBELT & PROVIDES A FIREPLACE & SLIDING DOORS OPENING ONTO AN EXTENSIVE COVERED PATIO WITH AMPLE ROOM FOR ENTERTAINING, BBQ & ALFRESCO DINING. KITCHEN IS UPGRADED & FEATURES PLENTIFUL NEWER CABINETRY & COUNTERTOPS WITH A DOOR OPENING TO PATIO, WHICH WILL PROVE VERY CONVENIENT FOR BBQ ACCESS ETC. THE



PANTRY & SEVERAL CABINETS OFFER PULL OUT SHELVING & A SKYLITE. LARGE DINING ROOM OFFERS SKYLITE IS LOCATED ADJACENT TO KITCHEN & LIVING ROOM. SINGLE LEVEL LIVING INCLUDES HARD TO FIND "PRIMARY SUITE" ON MAIN FLOOR OFFERING SUBLIME UPGRADED ENSUITE BATH YIELDING GRANITE COUNTERS, RECESSED LIGHTING, MIRRORED WARDROBES & AN EXPANSIVE COUNTERTOP WITH NEWER CABINETRY & DRESSING TABLE. ENJOY THE REDESIGNED WALK-IN SHOWER OFFERING FRAMELESS GLASS DOORS, DRAMATIC CUSTOM TILE-WORK & A CONVENIENT BENCH INSIDE SHOWER. TWO GENEROUS BEDROOMS ARE LOCATED ON SECOND LEVEL ALONG WITH A GUEST BATH. ONE BEDROOM PROVIDES A PEEK OCEAN VIEW. THIS HOME WILL PLEASE THE DISCERNING BUYER WITH IT'S EXCELLENT PRIVATE LOCATION & A MULTITUDE OF UPGRADES INCLUDING CUSTOM SHUTTERS, CEILING FANS IN UPPER BEDROOMS & VAULTED CEILINGS. THE OVERSIZED 2 CAR GARAGE OFFERS ROLL UP DOOR & PROVIDES PULL DOWN STAIRWAY WITH OVERHEAD STORAGE. ENJOY THE SINGLE FAMILY FEEL OF THIS HOME DUE TO THE END UNIT LOCATION WITH ONLY ONE NEIGHBOR. VISIT ONE OF THE FOUR COMMUNITY POOLS WITH SPAS, GOLF AT NEAR-BY S.C. GOLF COURSE & VISIT THE BEAUTIFUL CLOSE-BY BEACHES & PIER, TROLLEY TO SURROUNDING CITIES & BEACHES, DOWNTOWN SHOPS, RESTAURANTS & LOCAL ENTERTAINMENT. ONE BLOCK TO GOLF COURSE, 1.2 MILES TO BEACHES & WALKING TRAILS. HOA PROVIDES COMMON LANDSCAPING, IRRIGATION, EXTERIOR PAINT, STREET MAINTENANCE,

## WATER & POOLS & SPAS.

Built in 1978

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | OC23034002              |
| Price          | \$1,050,000             |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 1,799                   |
| Acres          | 0.06                    |
| Year Built     | 1978                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Ken Dembowski           |
| Listing Office | RE/MAX Select One       |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 294 Calle Cuervo            |
| Area        | SE - San Clemente Southeast |
| Subdivision | President Heights II (PT)   |
| City        | San Clemente                |
| County      | Orange                      |
| Zip Code    | 92672                       |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Pool, Spa/Hot Tub                         |
| Parking Spaces | 2   |
| Parking        | Direct Access, Garage, Garage Door Opener |
| # of Garages   | 2   |
| Garages        | Direct Access, Garage, Garage Door Opener |
| View           | Park/Greenbelt, Peek-A-Boo, Trees/Woods   |
| Has Pool       | Yes                                       |
| Pool           | Community, Heated, Association            |

### Exterior

|                 |   |
|-----------------|---|
| Lot Description | Corner Lot, Cul-De-Sac, Greenbelt         |
| Windows         | Plantation Shutters, Screens, Skylight(s) |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Carpet, Laminate, Tile  |
| Interior Features | Ceiling Fan(s), Cathedral Ceiling(s), Pull Down Attic Stairs, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Primary Suite |
| Appliances        | Dishwasher, Electric Oven, Electric Range, Free-Standing Range, Disposal, Refrigerator, Dryer, Washer                                     |
| Heating           | Central   |
| Cooling           | None  |
| Fireplace         | Yes   |
| Fireplaces        | Family Room   |
| # of Stories      | 2   |
| Stories           | Two   |

## School Information

|          |                    |
|----------|--------------------|
| District | Capistrano Unified |
|----------|--------------------|

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | March 2nd, 2023 |
| Days on Market  | 64              |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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