

\$3,199,950 - 1703 Avenida Salvador, San Clemente

MLS® #OC23035954

\$3,199,950

4 Bedroom, 6.00 Bathroom, 3,843 sqft
Residential on 1 Acres

Salvador Ridge, San Clemente,

Turnkey Ocean Views! Sitting on one of the most desirable streets in all San Clemente, 1703 Avenida Salvador is uniquely situated where it captures big ocean views from the front and backs up to a breathtaking coastal canyon. On clear days, you can enjoy your morning coffee with views all the way down to La Jolla. This coastal contemporary home has been completely renovated by local builder CH Anderson Construction. The renovation allowed the builder to reimagine spaces and create a functional open floor plan perfect for entertaining or large family gatherings. High ceilings and big windows allow for natural light to shine abundantly throughout the entirety of the home. Utilizing all of its nearly 4000 sq/ft, this property flows effortlessly top to bottom. With such breathtaking hilltop views, it's amazing that you are still just a golf cart ride away from San Clemente's famous beaches and downtown Del Mar Street. With arguably the best climate on the planet, come experience San Clemente coastal living at its finest!

Upgrades include but not limited too: Custom shaker cabinets, luxury vinyl floors, quartz counters, cabinets, Cafe kitchen appliances, dual AC, New Furnace, New Water Heater, all new windows, all new interior doors, all new plumbing (pex repipe) and plumbing fixtures, new skylights, upgraded landscape and hardscape, new trex decking, new railings both interior and exterior, epoxy garage, all new



electrical, new panel and sub panel, all bedrooms on-suite (added two full baths), exterior and interior paint, mini fridge, built-in ice machine and much more.

Built in 1984

Essential Information

MLS® #	OC23035954
Price	\$3,199,950
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,843
Acres	0.90
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Casey Kirkland
Listing Office	Coldwell Banker Realty

Community Information

Address	1703 Avenida Salvador
Area	SE - San Clemente Southeast
Subdivision	Salvador Ridge
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
# of Garages	2
View	City Lights, Canyon, Hills, Neighborhood, Ocean
Pool	None

Exterior

Lot Description	0-1 Unit/Acre
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Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Recessed Lighting, Storage, Bedroom on Main Level, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Concordia
High	San Clemente

Additional Information

Date Listed	March 1st, 2023
Days on Market	64
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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