

\$1,649,000 - 42 Santa Clara, San Clemente

MLS® #OC23043400

\$1,649,000

3 Bedroom, 3.00 Bathroom, 2,164 sqft
Residential on 0 Acres

Pacific Shores (PAS), San Clemente,

Nestled in the beautiful hills of Rancho San Clemente, this peaceful haven offers serenity unmatched. Located on a single-loaded cul-de-sac, the home is perfectly positioned to the west capturing amazing views framed by rolling hills and Catalina Island, direct sunsets on the horizon, and a clear view of the harbor inlet at the Dana headlands. Offering the most desirable floor plan in Pacific Shores, the downstairs ocean-view primary suite creates a single-level like living arrangement. The ocean-view primary offers high ceilings, a custom ADA tub, dual closets, dual sinks, private water closet, and walk-in shower. Upstairs, two generous bedrooms share a full bathroom equipped with dual sinks. One guest bedroom is quite oversized and the other features major views to the west with vaulted ceilings. All major living spaces including the formal living room & gas fireplace, powder bathroom, dedicated laundry room, galley kitchen (with options to open to the) ocean-view family and dining rooms are all conveniently located on the first level. Very light and bright throughout, high ceilings teamed with multiple windows allow for ample natural light to flood in. Several sliders doors create seamless indoor/outdoor living. Recently updated with new light & bright interior paint and all new carpet throughout, this home is the perfect canvas for a new owner to create their dream space and customize to their taste. Ideally positioned with a greenbelt to the south, the yard is very



private with mature landscaping, a pergola, and ocean-view patios. Other values include underground utilities, expansive views from the first level and rear elevation of property, a 2-car garage with newly-painted floors, close proximity to San Clemente's best beaches, 2.5 mile beach trail, and world-class surfing, walk to nearby schools and convenient shopping options, and just up the street from the new and popular Lifetime Fitness. Truly a great opportunity to own in one of San Clemente's most peaceful, best-kept-secret enclaves in a primarily single-level floor plan with beautiful and preserved ocean views.

Built in 1989

Essential Information

MLS® #	OC23043400
Price	\$1,649,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,164
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish, Traditional
Status	Closed
Listing Agent	Christian Wach
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	42 Santa Clara
Area	RS - Rancho San Clemente
Subdivision	Pacific Shores (PAS)
City	San Clemente

County	Orange
Zip Code	92672

Amenities

Amenities	Playground
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	4
Parking	Concrete, Direct Access, Driveway Level, Door-Single, Driveway, Garage Faces Front, Garage, On Street, Side By Side
# of Garages	2
Garages	Concrete, Direct Access, Driveway Level, Door-Single, Driveway, Garage Faces Front, Garage, On Street, Side By Side
View	Catalina, City Lights, Coastline, Canyon, Harbor, Hills, Neighborhood, Ocean, Panoramic, Valley
Pool	None
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)

Exterior

Exterior	Drywall, Concrete, Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	0-1 Unit/Acre, Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Lawn, Landscaped, Near Park, Rectangular Lot, Sprinkler System, Street Level, Walkstreet
Windows	Bay Window(s), Screens, Tinted Windows
Construction	Drywall, Concrete, Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile, Vinyl
Interior Features	High Ceilings, Open Floorplan, Recessed Lighting, Galley Kitchen, Main Level Primary, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Gas Cooktop, Disposal, Gas Oven, Microwave, Refrigerator, Dryer, Washer
Heating	Forced Air, Fireplace(s)
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Lobo
Middle	Ayers
High	San Clemente

Additional Information

Date Listed	March 31st, 2023
Days on Market	96
Short Sale	N
RE / Bank Owned	N

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