

\$1,695,000 - 135 Avenida Dolores, San Clemente

MLS® #OC23056018

\$1,695,000

3 Bedroom, 2.00 Bathroom, 1,750 sqft
Residential on 0 Acres

Trestles, San Clemente,

Rarely available in the sought-after Trestles District of Southeast San Clemente, this single-level home occupies an oversized lot comprised of 1 & 1/2 parcels - 7,000 SF. Recently remodeled and dialed -in inside and out, a full kitchen overhaul was completed opening a key wall to create one major great room. Very modern and tasteful selections were made including an all-new layout, white shaker-framed cabinets, large-format subway tile, sleek gunmetal stainless appliances, quartz countertops, a new pantry, farmhouse pendants, and wood-like luxury vinyl plank flooring, all with a direct & preserved ocean horizon view to the southwest. Ample bar seating was created with room for up to six comfortably. New flooring continues throughout the space, all newly painted in a crisp white, detailed with shiplap accents, modern barn doors & solid shaker doors with large format skylights flooding the space with natural light. The dedicated guest bathroom was fully renovated with new vanity, satin black herringbone tile floors, subway tile shower, new glass enclosure, & sleek fixtures. Featuring 3 true bedrooms and a generous primary suite with custom closet, en suite bathroom, dual sinks, travertine-finished flooring and walk-in shower, soaking tub and mirrored barn door. Other classy improvements include modern ceiling fans throughout, custom window treatments, new recessed lighting, and new stylish mirrored closet doors. In the backyard, the space was



cleared creating a giant backyard with mature palms, ample grassy area, a pad for above-ground jacuzzi (with power), stamped concrete patios, dog run, and a useful storage shed. Very manicured and primarily surrounded by single level homes, the oversized lot truly offers an abundance of outdoor space and options (room for ADU, pool, etc.) Other values include a newer 50-year presidential composition roof (approx. 2005), newer tankless water heater, detailed vinyl windows throughout, smooth-stucco finish, and paver-finished 1-car garage with high ceilings. Properties of this size seldom exist in the desirable Trestles District, much less come to market especially with an ocean view bonus from the first level. Just a quick bike ride to world-class surfing at Trestles, golfing nearby at Municipal Golf Course, new shopping at the new local Primos market, hiking/biking trails, walkable to popular Concordia Elementary and the 2.5 beach trail nearby, this home offers all the fun lifestyle south San Clemente has to offer.

Built in 1954

Essential Information

MLS® #	OC23056018
Price	\$1,695,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,750
Acres	0.16
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Custom, Ranch
Status	Closed
Listing Agent	Christian Wach

Listing Office Pacific Sotheby's Int'l Realty

Community Information

Address 135 Avenida Dolores
Area SE - San Clemente Southeast
Subdivision Trestles
City San Clemente
County Orange
Zip Code 92672

Amenities

Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Overhead Utilities
Parking Spaces 3
Parking Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Side By Side
of Garages 1
Garages Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Side By Side
View Hills, Ocean, Trees/Woods
Pool None
Security Carbon Monoxide Detector(s), Key Card Entry, Smoke Detector(s), Security Lights

Exterior

Exterior Drywall, Concrete, Stucco
Exterior Features Lighting, Rain Gutters
Lot Description 0-1 Unit/Acre, Back Yard, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Rectangular Lot, Sprinklers Timer, Sprinkler System, Street Level, Trees, Value In Land, Walkstreet, Yard
Windows Bay Window(s), Custom Covering(s), Double Pane Windows, Drapes, Insulated Windows, Screens, Skylight(s)
Roof Composition
Construction Drywall, Concrete, Stucco
Foundation Combination, Raised, Slab

Interior

Interior Stone, Tile, Wood
Interior Features Ceiling Fan(s), Ceramic Counters, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sunken Living Room, All Bedrooms Down, Primary Suite

Appliances	6 Burner Stove, Exhaust Fan, Electric Range, Free-Standing Range, Freezer, Disposal, Gas Range, Ice Maker, Refrigerator, Tankless Water Heater
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	April 5th, 2023
Days on Market	26
Short Sale	N
RE / Bank Owned	N

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