

# **\$1,775,000 - 203 Calle Marina, San Clemente**

MLS® #OC23056557

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## **\$1,775,000**

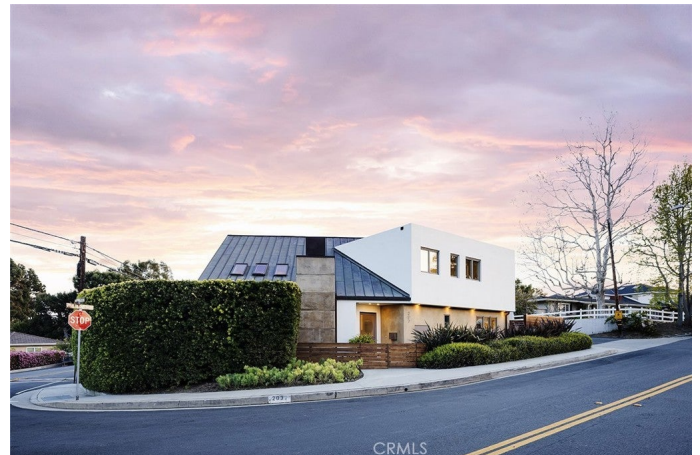
2 Bedroom, 2.00 Bathroom, 1,640 sqft

Residential on 0 Acres

"Lost Winds", San Clemente,

Reminiscent of architectural homes seen in Dwell magazine, this Scandinavian inspired build is the ideal modern beach house.

Located in the desirable "Lost Winds" neighborhood, this truly turnkey home is just minutes from the sand via nearby locals' favorite beach access. Rebuilt in 2008 & very ahead of its time, the home features modern organic elements including smooth stucco, hardwood fencing, mature Podocarpus hedges, copper accents and standing seam roof. Step inside the light-filled space through a Dutch door to an amazing great room. Several single lite French doors and skylights illuminate the dramatic space. Soaring ceilings ascent nearly two stories - very unique and artistic to the design. Beachy bamboo flooring melds perfect with the smooth stuccoed gas fireplace, drawing elements of the exterior inside. Through Andersen French doors the inside flows seamlessly outside to a private wrapping lanai. Outdoor living can be enjoyed here hunkered in by mature wrapping hedges and custom modern railings. The living room is accentuated by a dialed-in Euro-style kitchen. The kitchen features contemporary cabinetry, ample storage, granite countertops, high-end stainless appliances: Sub-Zero refrigerator, Wolf built-in stove, and warming drawer. Recessed lighting and custom stainless fixture compliment the dynamic island with bar seating for six. Off the kitchen, a full guest bathroom services a downstairs suite (could be used as first level primary) with custom



built-ins and access to the rear zen patio. Space for lounging around a water feature offers a tranquil outdoor living area. No exterior space has been spared with interesting niches and opportunities for potted plants, lounging, art, etc. Upstairs, the primary wing offers vaulted ceilings, sleek custom cabinetry, versatile bonus space (office, gym, retreat, loft, potential third sleeping area with sofa sleeper), an amazing en suite bathroom, his & hers areas with soaking tub, walk-in shower with rain head, private water closet, electric skylight, dual vanities, dual closets (one a true walk-in), built-in storage and conveniently located stackable laundry. The primary bedroom spills out onto a spacious deck, very private, sunny, and elevated. Other values: EV charging capability in the oversized garage, water filtration, tankless water heater, privacy gates, and incredible storage. San Clemente lifestyle upgrade close to great beaches, volleyball courts, 2.5 mile beach trail, new cafes and surf!

Built in 2008

### **Essential Information**

MLS® #	OC23056557
Price	\$1,775,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,640
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Custom, Modern
Status	Closed
Listing Agent	Christian Wach
Listing Office	Pacific Sotheby's Int'l Realty

## Community Information

Address	203 Calle Marina
Area	SW - San Clemente Southwest
Subdivision	"Lost Winds"
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	1
Parking	Concrete, Driveway, Driveway Up Slope From Street, Garage, Garage Door Opener, Door-Single, Electric Vehicle Charging Station(s), Garage Faces Side
# of Garages	1
Garages	Concrete, Driveway, Driveway Up Slope From Street, Garage, Garage Door Opener, Door-Single, Electric Vehicle Charging Station(s), Garage Faces Side
View	None
Waterfront	Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Drywall, Stucco, Block, Concrete, Ducts Professionally Air-Sealed
Exterior Features	Rain Gutters, Lighting
Lot Description	0-1 Unit/Acre, Corner Lot, Sprinklers In Rear, Sprinklers In Front, Irregular Lot, Landscaped, Level, Near Park, Sprinklers Timer, Sprinkler System, Street Level, Walkstreet
Windows	Double Pane Windows, Custom Covering(s), Roller Shields, Screens, Skylight(s)
Roof	Flat, Metal
Construction	Drywall, Stucco, Block, Concrete, Ducts Professionally Air-Sealed
Foundation	Raised, Slab, Combination

## Interior

Interior	Carpet, Tile, Wood, Bamboo
Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), In-Law Floorplan, Living Room Deck Attached, Loft, Multiple Primary Suites, Two Story Ceilings

Appliances	Dishwasher, Freezer, Gas Cooktop, Disposal, Gas Oven, Microwave, Refrigerator, Range Hood, Tankless Water Heater, Dryer, Washer, Ice Maker, Warming Drawer
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

### **School Information**

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

### **Additional Information**

Date Listed	April 5th, 2023
Days on Market	33
Short Sale	N
RE / Bank Owned	N

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