

# **\$1,895,000 - 2239 Avenida Salvador, San Clemente**

MLS® #OC23058651

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**\$1,895,000**

4 Bedroom, 3.00 Bathroom, 3,452 sqft

Residential on 0 Acres

/, San Clemente,

Very desirable Southeast San Clemente location sitting on a rare flat/level 7,380 SF canyon lot with a large, serene & private backyard. Enter the front door to find vaulted open-beam ceilings along with picture windows allowing for incredible natural light. Continue to the kitchen that is open to the family room and dining area with breakfast bar seating. French doors open the living area to the peaceful backyard canyon setting, lined with mature trees and open land views. 4 bedrooms, 3 bathrooms, bonus room featuring beautiful ocean views, fireplace, and wet bar, formal living room, and family room featuring fireplace. Master suite features French doors to a private deck overlooking the canyon, walk-in shower, soaking tub, dual sinks, and a walk-in closet. Two of the 3 secondary bedrooms offer access to a private deck, lending coastal breezes and open space views. Attached tandem 3 car garage (3rd car area of garage is currently being used as office/exercise room), parallels a full bathroom with walk-in shower and backyard access. No HOA/Association dues, Lower base Tax area, No Mello/Roos! Just minutes to San Clemente golf course, world class surf, San Clemente's historic pier, local boutique shopping and dining, and Dana Point Harbor. Great Opportunity!!

Built in 1969

## **Essential Information**



MLS® #	OC23058651
Price	\$1,895,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	3,452
Acres	0.17
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Scott Kidd
Listing Office	Berkshire Hathaway HomeService

### Community Information

Address	2239 Avenida Salvador
Area	SE - San Clemente Southeast
Subdivision	/
City	San Clemente
County	Orange
Zip Code	92672

### Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Door-Multi, Direct Access, Driveway, Garage, On Street
# of Garages	2
Garages	Door-Multi, Direct Access, Driveway, Garage, On Street
View	Catalina, City Lights, Canyon, Ocean, Trees/Woods
Pool	None

### Exterior

Exterior Features	Lighting
Lot Description	0-1 Unit/Acre, Back Yard, Sprinklers In Rear, Sprinklers In Front, Level
Windows	Double Pane Windows, Skylight(s)
Roof	Shingle

### Interior

Interior	Carpet, Stone
Interior Features	Beamed Ceilings, Wet Bar, Built-in Features, High Ceilings, Pull Down Attic Stairs, Recessed Lighting, Two Story Ceilings, All Bedrooms Up, Primary Suite, Walk-In Closet(s)
Appliances	Built-In Range, Convection Oven, Double Oven, Dishwasher, Gas Cooktop, Self Cleaning Oven
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Bonus Room, Family Room
# of Stories	2
Stories	Two

### School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

### Additional Information

Date Listed	April 10th, 2023
Days on Market	196
Short Sale	N
RE / Bank Owned	N

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