

# \$545,000 - 108 El Levante, San Clemente

MLS® #OC23063240

## \$545,000

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

Cotton Hills (COTH), San Clemente,

Enjoy the South Orange County Beach Lifestyle with this Development Opportunity to build your coastal Luxury estate. Surrounded by custom homes that average well over \$3M+, this vacant lot offers Ocean Views, City Lights and Valley Views. Build your multi-story home here in San Clemente, the “Village by the Sea.” This 180 degree View downslope lot is walking distance to the Del Mar District with trendy restaurants, events, shopping and more. Just a bit further down are the world class picturesque California Beaches that offer surfing, beach activities, San Clemente Pier and Casa Romantica. Come build your Dream Home with a rooftop deck and No Mello Roos and No HOA. Existing road improvement and easy utility connection at street. Owner has 4 adjacent lots for sale. Can be sold individually or all 4 adjacent lots. Elevations have been approved. PROPOSED PRODUCT: Two and one half story homes with 4 and 5 bedrooms with 4 1/2 and 3 1/2 baths with attached two-car garages. Elevations and drawings are available. These luxurious homes will span from approx. 2,909 to 3,082 square feet.



## Essential Information

MLS® #	OC23063240
Price	\$545,000
Bathrooms	0.00

Acres	0.25
Type	Land
Status	Closed
Listing Agent	Adam Alcaraz
Listing Office	Coldwell Banker Realty

## Community Information

Address	108 El Levante
Area	SC - San Clemente Central
Subdivision	Cotton Hills (COTH)
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
View	Ocean, Valley

## Exterior

Lot Description	Corners Marked, Sloped Down, Rectangular Lot
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## Additional Information

Date Listed	April 15th, 2023
Days on Market	164
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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