

# **\$1,999,000 - 306 Via Colibri, San Clemente**

MLS® #OC23065248

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## **\$1,999,000**

2 Bedroom, 2.00 Bathroom, 2,052 sqft  
Residential on 0 Acres

Palacio Del Mar (PD), San Clemente,

Nestled in a quiet cul-de-sac in San Clemente, 306 Via Colibri is a charming single-story home that exudes comfort, convenience, and style. This low-maintenance property boasts beautiful ocean views, a spacious lot size, and a peaceful neighborhood, making it the perfect place to call home. As you pull into the long driveway, you are greeted by a beautifully landscaped front yard that leads to the gated front porch. This single-story home affords incredible views and a nice floor plan with ample space for relaxation and entertainment. The living room features a cozy fireplace and French doors providing views and access to the backyard to enjoy those beautiful Ocean sunsets while dining al fresco or entertaining. The gourmet kitchen with a large center island is spacious and functional, featuring modern appliances and plenty of storage space. This area offers a comfortable and convenient space to cook and entertain, with easy access to the dining room. The home's two bedrooms are well-appointed and spacious, with plenty of natural light and ample closet space. The master bedroom offers direct access to the backyard patio area and comes with a nice fireplace and a convenient retreat/ office offering more coastal views. The en-suite bathroom has been upgraded with a walk-in shower and a separate jacuzzi tub. There is also an in-ground tub perfect to relax and unwind. New AC and Heater, new insulation as well. Other features of this home include a two-car garage, laundry room, and plenty of



storage space throughout. Located in a peaceful cul-de-sac, this home offers a quiet and tranquil environment, perfect for those seeking a relaxed lifestyle. With its beautiful ocean views, low-maintenance living, and single-story living, 306 Via Colibri is the perfect place to call home. This home also offers a prime location and easy access to pristine local beaches as well as shopping and dining. Truly a fantastic opportunity!

Built in 1980

**Essential Information**

MLS® #	OC23065248
Price	\$1,999,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,052
Acres	0.21
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Paula Aragone
Listing Office	First Team Real Estate

**Community Information**

Address	306 Via Colibri
Area	SE - San Clemente Southeast
Subdivision	Palacio Del Mar (PD)
City	San Clemente
County	Orange
Zip Code	92672

**Amenities**

Amenities	Trail(s)
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Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Door-Single, Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Door-Single, Driveway, Garage, Garage Door Opener
View	Catalina, City Lights, Coastline, Ocean
Pool	None

## Exterior

Lot Description	Cul-De-Sac, Front Yard, Sprinklers In Front, Level, Secluded, Zero Lot Line
Roof	Spanish Tile, Tile

## Interior

Interior	Carpet, Stone, Tile
Interior Features	Cathedral Ceiling(s), Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Down, Main Level Primary, Primary Suite
Appliances	Double Oven, Dishwasher, Disposal, Gas Oven, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	April 19th, 2023
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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