

# **\$2,249,990 - 307 Calle Felicidad, San Clemente**

MLS® #OC23066550

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## **\$2,249,990**

3 Bedroom, 3.00 Bathroom, 1,792 sqft  
Residential on 0 Acres

Rancho Margarita (RM), San Clemente,

PANORAMIC OCEAN AND HILL VIEWS,  
SINGLE LEVEL, AND GORGEOUS  
REMODEL in the charming coastal city of San  
Clemente, California. This immaculate home  
has been thoughtfully redesigned and  
upgraded throughout.

As you enter, you will be greeted by an open  
and airy floor plan that creates a warm and  
inviting ambiance throughout. The spacious  
living room features stunning ocean views and  
plenty of room for entertaining guests or  
relaxing with your family.

The gourmet kitchen boasts modern  
appliances, new cabinetry, and sleek  
countertops, making it a chef's dream come  
true. The adjacent dining area provides ample  
space for hosting dinner parties or enjoying  
family meals. The expansive island seats 4  
comfortably, and the additional bar that  
extends into the living area can seat another 3.  
This home offers three bedrooms, including a  
primary suite with serene ocean views you can  
see from lounging in bed.

The backyard oasis is perfect for enjoying the  
California sunshine, with a patio area featuring  
brand new concrete and lush landscaping  
providing a peaceful retreat. Other features of  
this exquisite home include a two-car garage  
and separate inside laundry room. You also  
get to enjoy a fully paid for TESLA solar  
system!

Located in the highly sought-after San  
Clemente neighborhood, this home is just a  
short distance from the beach, shopping,



dining, and entertainment options. Don't miss out on the opportunity to make this stunning property your own and experience the ultimate in luxury living.

Built in 1966

**Essential Information**

MLS® #	OC23066550
Price	\$2,249,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,792
Acres	0.18
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Holly Mckhann
Listing Office	First Team Real Estate

**Community Information**

Address	307 Calle Felicidad
Area	SC - San Clemente Central
Subdivision	Rancho Margarita (RM)
City	San Clemente
County	Orange
Zip Code	92672

**Amenities**

Parking Spaces	2
# of Garages	2
View	Ocean
Pool	None

**Exterior**

Lot Description	Landscaped, Yard
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Roof	Concrete
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## Interior

Interior	Vinyl
Interior Features	All Bedrooms Down
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
Elementary	Lobo
Middle	Shorecliff
High	San Clemente

## Additional Information

Date Listed	April 20th, 2023
Days on Market	76
Short Sale	N
RE / Bank Owned	N

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