

\$1,495,000 - 123 Avenida Cadiz, San Clemente

MLS® #OC23068069

\$1,495,000

2 Bedroom, 2.00 Bathroom, 1,234 sqft
Residential on 0 Acres

Southwest, San Clemente,

Get a slice of the California Dream. Becoming harder to find, this charming, beautifully remodeled bungalow built in 1959, is positioned on a quiet ocean-view street. Simply stated, this Southwest Charmer is classic in design. Located on the 100 block, well away from the freeway and offering nearby access to excellent sandy beaches and fun surf, this home sits in an ideal spot within this extremely desirable neighborhood. Elevated up above the street for peek ocean views, this single level home offers two master bedrooms both with ensuites. The Gorgeous natural-lit living room with a cozy wood burning / gas fireplace, desk niche, and a classic archway transitions to a modern re-modeled kitchen. Step into your large entertaining backyard through the convenient access from both master bedrooms. This coastal charmer has been upgraded to solar, a tankless water heater and no maintenance, artificial grass. Additional features include: Quartz countertops, new external paint, central A/C, hardwood floors, skylights, newly re-modeled bathrooms and kitchen with Thermador appliances. The envious double car garage includes two additional driveway parking spots. The expansion potential of this property could realize ocean views from a second story and even more panorama ocean views achieved from a rooftop deck. Other values include proximity to year-round world-class surfing at Trestles to the south and walkability to downtown to the north, beachy lifestyle



nearby, amazing Riviera, Lost Winds, and only 900 yards to T-street beach. Enjoy fine dining nearby, a 2.5 mile beach trail, and an overall laidback community. Homes in this prime location at this price point are rarely available. Live your dream!

Built in 1959

Essential Information

MLS® #	OC23068069
Price	\$1,495,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,234
Acres	0.10
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Bobbi Fuller
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	123 Avenida Cadiz
Area	SW - San Clemente Southwest
Subdivision	Southwest
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Single, Driveway, Garage
# of Garages	2

Garages	Door-Single, Driveway, Garage
View	Peek-A-Boo
Pool	None

Exterior

Lot Description	Back Yard, Front Yard, Landscaped, Street Level, Walkstreet
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Interior

Interior	Bamboo, Tile, Vinyl, Wood
Interior Features	Ceiling Fan(s), Crown Molding, Quartz Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Dishwasher, Disposal, Gas Range, Ice Maker, Microwave, Tankless Water Heater, Vented Exhaust Fan, Water To Refrigerator, Water Heater
Heating	Baseboard, Central, Forced Air, Fireplace(s), High Efficiency, Solar
Cooling	Central Air, Electric, ENERGY STAR Qualified Equipment, Gas, High Efficiency
Fireplace	Yes
Fireplaces	Gas, Gas Starter, Living Room, Wood Burning
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
High	San Clemente

Additional Information

Date Listed	November 28th, 2022
Days on Market	10
Short Sale	N
RE / Bank Owned	N

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