

\$1,600,000 - 701 Calle Cumbre, San Clemente

MLS® #OC23078418

\$1,600,000

4 Bedroom, 3.00 Bathroom, 2,542 sqft

Residential on 0 Acres

Eagles Ridge (ER), San Clemente,

Come tour your ultra private, eco friendly, well maintained coastal dream home. This will not disappoint any buyer looking to create their own personal upgrades to experience the quiet and tranquil Coast District area of San Clemente. The long paver driveway allows parking for up to eight cars and walkway way greets you as you walk up to the front patio. Peek a boo ocean views are available in several parts of the home. As you enter you will be delighted by the open living area with vaulted ceilings. The formal living room with brick fireplace and bright dining room await you. Prepare some authentic meals in your light and bright kitchen with newer white glass cooktop and ovens. Very spacious family room with fireplace and wet bar. Downstairs is complete with powder room, large laundry room and closets. Walk your way upstairs on winding staircase to a 4th bedroom/office and two spacious secondary bedrooms. The full bathroom is in the hall right next to the bedrooms. The Master Bedroom is light and bright with on-suite master bath has soak in tub and separate walk in shower. The large, entertainers backyard is landscaped with low maintenance and water conservancy in mind. Leased solar power. Three car garage garage doors have been replaced with steel insulation sandwiched between front & back steel surfaces keeping the garage cool. Newer air conditioning unit and water heater. Across the street is a very serene HOA neighborhood park. Low HOA and no Mello Roos. Great



schools! Come enjoy your forever home and cool ocean breezes at the beach! San Clemente's charming downtown village, world-class beaches, Dana Point Harbor, and Historic downtown San Juan Capistrano can all be enjoyed within minutes! Welcome to your beach home!

Built in 1980

Essential Information

MLS® #	OC23078418
Price	\$1,600,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,542
Acres	0.21
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Briant Patterson
Listing Office	Pacific Sotheby's International Realty

Community Information

Address	701 Calle Cumbre
Area	CD - Coast District
Subdivision	Eagles Ridge (ER)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Call for Rules
Parking Spaces	8
Parking	Door-Multi, Driveway, Garage

# of Garages	3
Garages	Door-Multi, Driveway, Garage
View	Canyon, Hills, Meadow, Neighborhood, Peek-A-Boo
Pool	None

Exterior

Lot Description	0-1 Unit/Acre
Roof	Slate
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	High Ceilings, Tile Counters, All Bedrooms Up, Primary Suite
Appliances	Electric Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Truman
Middle	Ayers
High	San Clemente

Additional Information

Date Listed	May 7th, 2023
Days on Market	8
Zoning	OS
Short Sale	N
RE / Bank Owned	N

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