

\$1,349,000 - 117 Avenida Buena Ventura, San Clemente

MLS® #OC23085693

\$1,349,000

2 Bedroom, 2.00 Bathroom, 1,087 sqft

Residential on 0 Acres

other, San Clemente,

Charming beach cottage emitting the idyllic California-casual lifestyle in the iconic Trestles neighborhood! Single level for easy living. Located within walking or biking distance to world famous surfing at Trestles Beach. Timeless mid-century architecture sets the stage for this immaculate 2 bedroom, 2 bath home plus a separate art studio/office in the backyard. Endless opportunities to make the eclectic art studio/office function as your own and such a rare find! Incredible design elements displayed throughout the home including beamed ceilings and a classic brick fireplace in the living room along with free-flowing natural light all combine to create an aesthetically pleasing atmosphere. Many updates throughout including newer Whirlpool appliances, epoxy coated plumbing drains, retrofit windows, a new reverse osmosis drinking system, a tankless water heater and a newer furnace. The backyard is a haven of tranquility with a covered patio, fireplace, lush landscaping, and a spacious yard. It's the perfect place to relax and enjoy the cool ocean breeze. Come live not only close to the sun, sand and surf but also close to the San Luis Rey Park with tennis courts and a playground, the San Clemente Municipal Golf Course, easy freeway access, and great shopping and dining!

Built in 1956

Essential Information



MLS® #	OC23085693
Price	\$1,349,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,087
Acres	0.11
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Bill Conrad
Listing Office	Conrad Realtors Inc

Community Information

Address	117 Avenida Buena Ventura
Area	SE - San Clemente Southeast
Subdivision	other
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	1
Garages	Direct Access, Driveway, Garage
View	None
Pool	None

Exterior

Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Yard
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Interior

Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Dishwasher, Gas Range, Microwave, Tankless Water Heater
Heating	Forced Air
Cooling	None

Fireplace	Yes
Fireplaces	Living Room, Outside
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	May 22nd, 2023
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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