

# \$1,365,000 - 269 Via Ballena, San Clemente

MLS® #OC23094378

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## \$1,365,000

4 Bedroom, 2.00 Bathroom, 1,834 sqft  
Residential on 0 Acres

Shorecliffs (SC), San Clemente,

Situated in the sought after Shorecliff community awaits a home that offers breathtaking ocean views and exquisite features that make it a dream come true.

Entering this 4 bedroom 2 bath home youâ€™re greeted with a custom iron gate and front patio area great for entertaining with sunset views. As you step inside through glass french doors, youâ€™ll discover a bright and spacious living area that boasts high vaulted ceilings, gas fireplace, large windows, and an open floor plan that allows natural light to flow in. The gourmet kitchen is a chefâ€™s delight with premium stainless-steel appliances, quartz countertops, and ample cabinetry.

Located on the first floor is a bedroom with a full bathroom ensuite. Leading upstairs the master suite offers 2 oversized closets and stunning ocean views. Additionally, there is 1 more bedroom with ample closet space and a full bathroom. The loft area is perfect for a playroom, office or additional bedroom. The backyard is a private oasis with lush landscaping, a jacuzzi tub with ocean views, and a fire pit, creating a perfect ambiance for relaxation and entertainment. Other notable features of this home include a 2 car garage with ample storage space and solar panels. Homes in Shorecliff gain access to The Shorecliffs Beach Club which features great amenities for owners, for \$33 a month. Clubhouse with 2 bathrooms, shower, built-in picnic tables, BBQ, Basketball courts, paddle ball courts, playground, and parking lot.



Donâ€™t miss this opportunity to live in one of the most desirable neighborhoods in San Clemente!

Built in 1972

**Essential Information**

MLS® #	OC23094378
Price	\$1,365,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,834
Acres	0.09
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Michael Lockwood
Listing Office	eXp Realty of California Inc

**Community Information**

Address	269 Via Ballena
Area	SN - San Clemente North
Subdivision	Shorecliffs (SC)
City	San Clemente
County	Orange
Zip Code	92672

**Amenities**

Amenities	Fire Pit, Outdoor Cooking Area, Barbecue, Picnic Area, Playground
Parking Spaces	2
# of Garages	2
View	Ocean
Pool	None

**Exterior**

Lot Description	Yard
Foundation	Slab

## Interior

Interior	Carpet, Laminate
Interior Features	Loft
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Marblehead
Middle	Shorecliff
High	San Clemente

## Additional Information

Date Listed	May 26th, 2023
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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