$1,100,000 - 2305 Calle Balandra, San Clemente

MLS® #OC23105427

$1,100,000

3 Bedroom, 3.00 Bathroom, 1,417 sqft

Residential on 0 Acres

New Providence (NP), San Clemente,

With refreshing ocean breezes, a glimpse of the majestic sea, and a prime location just a mile away from renowned beaches, this exquisite dwelling exemplifies contemporary sophistication. With 3 beds, 2.5 baths, and a total of 1,417 square feet, this home offers ample space. Whether you're a first-time homebuyer or seeking a turnkey residence, this property presents the perfect opportunity to start a new chapter in your life. Completely remodeled from top to bottom, no expense has been spared in transforming this property into a true masterpiece. As you step inside, you'll immediately notice the impeccable craftsmanship and attention to detail. The entire home boasts new PEX plumbing and electrical systems, new windows, luxury vinyl flooring, custom lighting, doors, baseboards, moldings, mirrored wardrobe doors, central air conditioning, furnace and ducting, vanities, countertops, fixtures, and garage epoxy flooring. With these upgrades, you can rest easy knowing that your new home is equipped with the latest technology and safety features. The kitchen is a culinary enthusiast's delight, featuring new sleek quartz countertops and stainless-steel appliances. Prepare gourmet meals with ease while enjoying the exquisite ambiance created by the recessed lighting and custom cabinetry. The bathrooms are no exception, adorned with opulent Italian Carrara marble countertops that exude sophistication. Each bathroom has been meticulously designed to provide a spa-like retreat, offering

a haven of relaxation and tranquility. The living spaces are thoughtfully laid out, offering vaulted ceilings and a harmonious blend of style and functionality. The open concept floor plan creates a seamless flow, perfect for entertaining friends and family. The fresh coat of paint and new flooring throughout the home provide a bright and inviting atmosphere. Beyond the interior lies an outdoor oasis. The landscaping has been professionally designed, creating a picturesque setting for outdoor gatherings and quiet moments of reflection. Enhancing the homesite, the hardscaping introduces an element of refinement and easy upkeep through the addition of a newly constructed concrete patio and landscaped areas. This property is situated in a highly desirable neighborhood, known for its charm and convenience. Take advantage of this opportunity to become part of a vibrant community, with access to excellent schools, shopping centers, and recreational amenities.

Built in 1985

Essential Information

MLS® #	OC23105427
Price	$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,417
Acres	0.00
Year Built	1985
Type	Residential
Sub-Type	Condominium
Style	Mediterranean
Status	Closed
Listing Agent	Doug Echelberger
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	2305 Calle Balandra
Area	MH - Marblehead
Subdivision	New Providence (NP)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Maintenance Front Yard
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete, Direct Access, Driveway Level, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, On Site, Private
# of Garages	2
Garages	Concrete, Direct Access, Driveway Level, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, On Site, Private
View	Neighborhood, Peek-A-Boo
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Smoke Detector(s)

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Street Level, Walkstreet, Yard
Windows	Double Pane Windows, Screens
Roof	Tile

Interior

Interior	Vinyl
Interior Features	Built-in Features, Crown Molding, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Two Story Ceilings, All Bedrooms Up, Primary Suite
Appliances	Dishwasher, Electric Oven, Gas Cooktop, Disposal, Range Hood, Self Cleaning Oven, Vented Exhaust Fan, Water To Refrigerator
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes

Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Marblehead
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	June 14th, 2023
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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