

\$1,699,000 - 2406 Calle Aquamarina, San Clemente

MLS® #OC23108563

\$1,699,000

4 Bedroom, 3.00 Bathroom, 2,763 sqft
Residential on 0 Acres

Signal Point (SIG), San Clemente,

Breathtaking Ocean, Harbor & Catalina View Home and one of the LOWEST PRICED 4 BEDROOM, OCEAN VIEW HOMES IN SAN CLEMENTE!

This Well-Appointed Home Is Situated In The Highly Sought-After Marblehead Development. Located On A Single Loaded Street With Panoramic Ocean, Harbor, Catalina & City Light Views! Driving through The Guard-Gated Entrance, The Vibrance Of The Surrounding Ocean Vistas And Lush Hillside Gives This Enclave Of Homes Its Allure.

Upon Entering, You Are Greeted By A Grand Foyer Adorned With High Ceilings And An Abundance Of Natural Light Streaming Through Large Windows. The Formal Living & Dining Room Are Spacious And Inviting. The Family Room is Open to the Kitchen and Features A Cozy Fireplace, New Windows & Slider. The Updated Kitchen Features White Cabinetry, Newer Appliances, New Windows And Walk In Pantry. A Convenient Main Floor Bedroom Or Office And Full Bath Complete The Lower Level.

Upper Amenities Include a Primary Bedroom With A Private Balcony Overlooking The Mesmerizing Ocean, Harbor, Catalina & City Light Views, His & Hers Walk-In Closet. Primary Bath Complete With A Relaxing Soaking Tub, A Separate Shower, Dual Vanities And New Windows. Two Additional



Secondary Bedrooms, Full Bath, Laundry Room, And Office/Homework Niche Complete The Upstairs.

Other Highlights to the Home Include: NEW PEX PIPING, OWNED SOLAR PANELS = Tremendous Monthly Savings, New Wood Type Flooring, Newer A/C & Furnace, Newer Water Heater, Upgraded Baseboards, Fresh Interior Paint, & Garage Has Built-In Storage.

This is the Perfect Home for Entertaining and/or Relaxing While Enjoying the Breathtaking Views. The Rear Yard Is Spacious And Best Of All, The Evening Sunsets Are Priceless!

Built in 1996

Essential Information

MLS® #	OC23108563
Price	\$1,699,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,763
Acres	0.13
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Sandra Marquez
Listing Office	Re/Max Coastal Homes

Community Information

Address	2406 Calle Aquamarina
Area	MH - Marblehead
Subdivision	Signal Point (SIG)
City	San Clemente

County	Orange
Zip Code	92673

Amenities

Amenities	Controlled Access, Maintenance Grounds, Guard, Trail(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Direct Access, Driveway, Garage Faces Front, Garage, On Site
# of Garages	3
Garages	Direct Access, Driveway, Garage Faces Front, Garage, On Site
View	Catalina, City Lights, Harbor, Neighborhood, Ocean, Panoramic, Water
Pool	None
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Gated with Guard, Gated Community, Gated with Attendant, Security Guard

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Lawn, Sprinkler System, Yard
Windows	Double Pane Windows
Roof	Concrete, Tile
Foundation	Slab

Interior

Interior	Laminate
Interior Features	Balcony, Ceiling Fan(s), Cathedral Ceiling(s), Open Floorplan, Pantry, Storage, Bedroom on Main Level, Walk-In Pantry, Walk-In Closet(s)
Appliances	Double Oven, Dishwasher, Disposal, Microwave, Self Cleaning Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas Starter
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Marblehead
Middle	Shorecliff

High

San Clemente

Additional Information

Date Listed	May 30th, 2023
Days on Market	59
Short Sale	N
RE / Bank Owned	N

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