

# **\$1,695,000 - 119 Avenida Cordoba, San Clemente**

MLS® #OC23108576

---

## **\$1,695,000**

2 Bedroom, 2.00 Bathroom, 1,043 sqft  
Residential on 0 Acres

Other, San Clemente,

Extremely dialed in, this quintessential Southwest San Clemente beach house is truly a gem. Sited on one of the most sought-after streets, this single-level charmer offers rare qualities for the area having an expansive ocean-view front deck, a long/wide and paved gated driveway, oversized garage (room for potential third suite/office carve-out at rear of garage), and a generous lot. Upon arrival, a crisp emerald blue ocean horizon catches your attention to the west from a low-maintenance composite deck with room for dining al-fresco and neighborly outdoor lounging. A picture frame Dutch door (or optional slider) leads to an exceptional great room. Porcelain wood-tile floors run throughout the open kitchen and living room creating one contiguous and open space all under crisp vaulted ceilings with a newly engineered rustic ridge beam. Expanded upon from original, the home has an all-newly updated kitchen with custom white shaker cabinetry, subway tile, exotic leathered granite counter tops, high-end Fisher&Paykel stainless appliance package, another Dutch access door and an electronic Velux skylight(with rain sensor). A truly beautiful & beachy kitchen, seamless with the living room that features a gas fireplace (burning-wood capable), wired surround sound, and all-new recessed lighting. Down the hallway is a newly-updated and high-end guest bathroom and two generous bedrooms at the back of the home. The primary suite offers direct access to the rear yard and a



spa-like bathroom all with heated flooring. An oversized walk-in shower with dual shower heads, large glass enclosure, bench seating and pebbled-floors enhance the leathered vanity with shaker cabinetry (consistent in both bathrooms). Highly upgraded throughout, the home features custom shaker cabinetry, solid-core shaker doors, upgraded electrical trim-out, stainless ceiling fans, subtle recessed lighting, contiguous flooring, Hunter Douglas window treatments, all-new white vinyl windows, new wall heaters, new siding, and beautiful landscaping. Outside, the backyard has been highly-upgraded with a substantial quartzite bar top, in-line gas BBQ, mini-fridge, H/C outdoor shower, dedicated storage unit behind garage and surfboard storage, turf, and an electronic louvered privacy pergola all finished with high-end paver patio. For those seeking a laidback, beach lifestyle close to amazing beaches, fine dining, a 2.5 mile beach trail, world class surfing, and great community, this is your opportunity!

Built in 1956

### **Essential Information**

MLS® #	OC23108576
Price	\$1,695,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,043
Acres	0.12
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow, Cottage, Custom
Status	Closed
Listing Agent	Christian Wach
Listing Office	Pacific Sotheby's Int'l Realty

## Community Information

Address	119 Avenida Cordoba
Area	SW - San Clemente Southwest
Subdivision	Other
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Overhead Utilities
Parking Spaces	7
Parking	Controlled Entrance, Door-Single, Driveway, Driveway Up Slope From Street, Electric Gate, Electric Vehicle Charging Station(s), Garage Faces Front, Garage, Garage Door Opener, Gated, On Site, Off Street, Oversized, Private, RV Potential, Side By Side, Tandem, Uncovered
# of Garages	2
Garages	Controlled Entrance, Door-Single, Driveway, Driveway Up Slope From Street, Electric Gate, Electric Vehicle Charging Station(s), Garage Faces Front, Garage, Garage Door Opener, Gated, On Site, Off Street, Oversized, Private, RV Potential, Side By Side, Tandem, Uncovered
View	Neighborhood, Ocean
Waterfront	Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None
Security	Carbon Monoxide Detector(s), Security Gate, Smoke Detector(s)

## Exterior

Exterior	Block, Drywall, HardiPlank Type, Concrete, Stucco
Exterior Features	Barbecue, Lighting, Rain Gutters, Brick Driveway
Lot Description	0-1 Unit/Acre, Back Yard, Drip Irrigation/Bubblers, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Rectangular Lot, Sprinkler System, Street Level, Sloped Up, Trees, Walkstreet, Yard
Windows	Blinds, Custom Covering(s), Double Pane Windows, Drapes, ENERGY STAR Qualified Windows, Insulated Windows, Low Emissivity Windows, Screens, Skylight(s)
Roof	Composition, Common Roof
Construction	Block, Drywall, HardiPlank Type, Concrete, Stucco
Foundation	Slab

## Interior

Interior	See Remarks, Tile
Interior Features	Beamed Ceilings, Ceiling Fan(s), Cathedral Ceiling(s), Granite Counters, High Ceilings, Living Room Deck Attached, Open Floorplan, Pantry, Stone Counters, Recessed Lighting, Storage, Unfurnished, Wired for Sound, All Bedrooms Down, Attic, Bedroom on Main Level, Main Level Primary, Primary Suite
Appliances	6 Burner Stove, Barbecue, Dishwasher, Free-Standing Range, Freezer, Gas Cooktop, Disposal, Gas Range, High Efficiency Water Heater, Ice Maker, Microwave, Refrigerator, Range Hood, Tankless Water Heater, Vented Exhaust Fan, Water Heater, Warming Drawer
Heating	Fireplace(s), Natural Gas, Wall Furnace
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room, Masonry
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

### **Additional Information**

Date Listed	June 20th, 2023
Days on Market	3
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of May 19th, 2024 at 3:35am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.