

\$995,000 - 305 Camino San Clemente, San Clemente

MLS® #OC23114259

\$995,000

2 Bedroom, 2.00 Bathroom, 1,204 sqft
Residential on 0 Acres

Colony Cove (CC), San Clemente,

Tucked away in the peaceful beachside 55+ community of Colony Cove, this single-level home with unique and hard-to-find ocean views is a special offering. Ideally located within the community just above the clubhouse (with private pool, library & kitchenette) and near the coastal bluffs, the home is perfectly situated to capture amazing views off the southwest rear-facing side. Sited on a subtle ridge and ideally positioned to take advantage of stunning views, sunsets, Catalina Island, Dana Headlands and boats traveling the harbor mouth, there's always something spectacular to see from the rear patio. Upon arrival, the garage is directly adjacent the home (some have distant garages) with a beautiful atrium for gardening adjoining the garage and main structure. Just one small step when entering (ADA conducive), ascending wood-beamed ceilings teamed with large-format gable windows create a light and bright, mid-century vibe. A large fireplace centers the room with direct access to the massive ocean-view patio - a great place to unwind and relax under the shaded patio cover that expands most of the yard. Recently updated inside, newer improvements including: laminate wood-like & carpet flooring, quartz counter tops, a light paint/current palette, stainless appliances, sink basin & fixtures all enhance the interior appeal. A dedicated area in the kitchen for side-by-side laundry makes it super convenient. Down the hallway, both bedrooms face the



ocean and the guest bedroom allows direct access to the rear patio. A guest bathroom with shower and floor-to-ceiling glass to the open air garden atrium creates a unique sense of space and abundant natural light filtering in. In the spacious ocean-view primary, room for large format furniture, excessive mirrored closet space, ceiling fan, linen storage, and direct access to a turnkey primary bathroom creates a very comfortable and inviting suite. Meandering walking paths throughout the relaxed senior community offer several areas to sit back and soak up the amazing ocean views abound. Adjacent to the Sea Summit community and the coastal walking trails quickly accessed on foot nearby, walkable to fine dining, shopping and the MetroLux theatre with iMax at the San Clemente Outlet Mall all close to amazing beaches along the San Clemente beach trail. For those seeking a laidback, beachy lifestyle in a quiet community on the edge of the Pacific, this is your ticket to ride!

Built in 1964

Essential Information

MLS® #	OC23114259
Price	\$995,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,204
Acres	0.05
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage, Mid-Century Modern
Status	Closed
Listing Agent	Christian Wach
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	305 Camino San Clemente
Area	SN - San Clemente North
Subdivision	Colony Cove (CC)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Amenities	Clubhouse, Maintenance Grounds, Insurance, Meeting Room, Management, Maintenance Front Yard, Pool, Pet Restrictions, Trash, Water
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	1
Parking	Door-Single, Garage, Private, Shared Driveway, Garage Faces Side
# of Garages	1
Garages	Door-Single, Garage, Private, Shared Driveway, Garage Faces Side
View	Catalina, City Lights, Coastline, Harbor, Neighborhood, Ocean
Waterfront	Ocean Side Of Freeway, Ocean Side Of Highway
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Brick, Drywall, Ducts Professionally Air-Sealed, Concrete, Stucco, Vertical Siding, Wood Siding
Exterior Features	Lighting, Rain Gutters
Lot Description	0-1 Unit/Acre, Back Yard, Close to Clubhouse, Garden, Gentle Sloping, Landscaped, Rectangular Lot, Street Level
Windows	Bay Window(s), Jalousie, Screens, Shutters
Roof	Composition, Flat
Construction	Brick, Drywall, Ducts Professionally Air-Sealed, Concrete, Stucco, Vertical Siding, Wood Siding
Foundation	Slab

Interior

Interior	Carpet, Laminate
Interior Features	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Quartz Counters, Storage, All Bedrooms Down, Primary Suite
Appliances	Dishwasher, Electric Oven, Electric Range, Free-Standing Range, Freezer,

	Disposal, Microwave, Refrigerator, Water Heater
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Marblehead
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	June 27th, 2023
Days on Market	33
Short Sale	N
RE / Bank Owned	N

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