

# **\$2,695,000 - 165 Avenida San Antonio, San Clemente**

MLS® #OC23118720

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## **\$2,695,000**

5 Bedroom, 3.00 Bathroom, 2,780 sqft  
Residential on 0 Acres

N/A, San Clemente,

Turnkey custom home in highly sought after Southwest San Clemente. Make your dream of having an ocean view come true with this beautiful gem. Just a short walk to both Riviera and Lost Winds beaches and a quick golf cart ride to San Clemente's famous downtown restaurants, this home is in the perfect location for all San Clemente has to offer.

Custom built in 2006, and beautifully updated in 2023, this 5bdr/3ba, 2,780 square foot home has it all! Calacatta Quartz countertops, Carrara Marble backsplash, concrete pendant lights, indestructible luxury vinyl plank flooring, bright, new timeless bathrooms with White Zeus Quartz countertops and Kohler fixtures, and a 300-bottle wine cellar. Entertain family or friends in the open concept living space anchored between a massive island with seating for 6 and a gorgeous gas fireplace. 2bdr/1ba on the main level. One bedroom has French doors that open to the back patio. Perfect for guests or a work space! 3bdr/2ba (including master) on the upper level. Secondary upstairs bedroom has full ocean views and both have huge, walk-in closets. The master bedroom impresses with vaulted ceilings and ocean views from inside as well as from the private balcony. The master bath rivals a five-star hotel spa with an open shower, dual overhead rain shower heads, handheld wall shower and custom floating bench. Watch the sun set over Catalina from the luxurious freestanding soaking tub or the



private, ocean view balcony. The size of the master walk-in closet is unbelievable! Head out of the master and up to the rooftop deck with an 8ft fire feature and 360-degree ocean views. You won't find a better place to watch 4th of July fireworks. The backyard depicts the idyllic coastal lifestyle with a retractable patio cover, BBQ island and brand new custom Bullfrog hot tub with Bluetooth music system and hydraulic lift cover. Additional features include an outdoor shower, Tesla charger, walk-in closets, a natural gas front patio dining fire table, whole house water filtration system, dual zoned furnace, 75-gallon water heater, garage with epoxy coated flooring and built-in cabinetry & central vac.

Don't miss the video tour so you can really see the amazing views, or better yet, see it in person at sunset!

Built in 2006

## Essential Information

MLS® #	OC23118720
Price	\$2,695,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,780
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Erin Estes
Listing Office	Berkshire Hathaway HomeService

## Community Information

Address	165 Avenida San Antonio
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Area	SW - San Clemente Southwest
Subdivision	N/A
City	San Clemente
County	Orange
Zip Code	92672

### **Amenities**

Parking Spaces	4
Parking	Direct Access, Driveway, Electric Vehicle Charging Station(s), Garage
# of Garages	2
Garages	Direct Access, Driveway, Electric Vehicle Charging Station(s), Garage
View	Catalina, City Lights, Hills, Ocean, Panoramic
Waterfront	Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None

### **Exterior**

Lot Description	Landscaped
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### **Interior**

Interior	Vinyl
Interior Features	Beamed Ceilings, Built-in Features, Balcony, Ceiling Fan(s), Crown Molding, Central Vacuum, Open Floorplan, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Instant Hot Water, Primary Suite, Wine Cellar, Walk-In Closet(s)
Appliances	6 Burner Stove, Barbecue, Double Oven, Dishwasher, Microwave, Refrigerator, Dryer, Washer
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

### **School Information**

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

### **Additional Information**

Date Listed	July 16th, 2023
Days on Market	80
Short Sale	N
RE / Bank Owned	N

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