

\$1,300,000 - 405 Avenida Granada # 312, San Clemente

MLS® #OC23120527

\$1,300,000

2 Bedroom, 2.00 Bathroom, 1,282 sqft
Residential on 0 Acres

Villa Granada (VG), San Clemente,

Panoramic Ocean Views in Coastal San Clemente! Welcome to your newly remodeled beach home, perfectly positioned to offer panoramic views of the ocean, white water, and San Clemente Pier. Meticulously redesigned with designer details throughout! This two-bedroom, two-bathroom property, refreshed with new paint, flooring, remodeled bathrooms and kitchen, and brightened with recessed lighting, is an ideal match for those looking to immerse themselves in a coastal lifestyle, acquire a second home by the beach, or add a valuable asset to their investment portfolio. The centerpiece of this home is the open concept great room and kitchen, featuring quartz countertops, stainless steel appliances, and floor to ceiling sliding glass doors that invite abundant natural light and captivating ocean views. Slip away into the master retreat with contemporary barn door, spa-like ensuite bathroom, with sleek fixtures that add to the overall luxury. The second bedroom is ready to welcome guests or be used as an in-home office. This property presents a rare blend of thoughtful design, awe-inspiring ocean views, and an ideal beachside location. Situated in a tranquil seaside community, this beach home offers more than just a living space – it promises a lifestyle. The community prides itself on its privacy and quiet, allowing the soothing sounds of the ocean waves breaking to form a serene background score to everyday life. As a resident, you'll enjoy exclusive amenities,



including private parking, elevator access, paid water and trash, and clubhouse featuring a pool and spa for relaxation and recreation. It's a place where you can unwind, socialize, or simply enjoy the bliss of coastal living. This serene and private environment, coupled with the convenience of the beach, nearby shops, eateries, and leisure venues, makes this home an absolute must-see!

Built in 1974

Essential Information

MLS® #	OC23120527
Price	\$1,300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,282
Acres	0.00
Year Built	1974
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Lori Mcguire
Listing Office	RE/MAX Select One

Community Information

Address	405 Avenida Granada # 312
Area	SC - San Clemente Central
Subdivision	Villa Granada (VG)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Amenities	Controlled Access, Maintenance Grounds, Hot Water, Management, Barbecue, Pool, Security, Water
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Utilities	Cable Available, Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Private, One Space
# of Garages	2
Garages	Private, One Space
View	City Lights, Coastline, Ocean, Panoramic
Waterfront	Beach Access, Ocean Side Of Freeway
Has Pool	Yes
Pool	Community, Association
Security	Security Gate

Exterior

Exterior	Frame, Glass
Exterior Features	Lighting
Construction	Frame, Glass

Interior

Interior	Wood
Interior Features	Balcony, Crown Molding, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Primary Suite
Appliances	Electric Cooktop, Electric Oven, Electric Range, Freezer, Disposal, Microwave, Refrigerator
Cooling	None
Fireplace	Yes
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Las Palmas
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	July 6th, 2023
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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