

\$1,799,000 - 701 Calle Cumbre, San Clemente

MLS® #OC23132709

\$1,799,000

4 Bedroom, 3.00 Bathroom, 2,542 sqft
Residential on 0 Acres

Eagles Ridge (ER), San Clemente,

Nestled at the top of the Coast neighborhood in San Clemente, is this 2,542 sq. ft. 4-bedroom, 2.5 bath, turn-key home ideally situated on a cul-de-sac and large corner lot location. Just 2 miles from the beach, this property features a partial ocean view from the front, coastal-cottage design, 3-car garage with a long private driveway, and perfectly manicured drought-tolerant landscaping. Fall in love with the home as you walk in and are greeted with luxury vinyl flooring, shiplap paneled fireplaces, neutral and light paint colors, and all-new white cabinetry. The charming kitchen is wrapped in shiplap accent walls, and features high-end quartzite natural stone countertops, brand-new GE appliances with a 1-year warranty, Top Knobs brass hardware, plenty of cabinet and storage space, as well as a farmhouse sink and country-style bridge faucet in polished nickel that will impress. Make your way out to the backyard and notice the privacy and potential that the large lot offers for entertaining. The yard is ready to be enjoyed and set up for easy maintenance with a covered patio, artificial turf, and drought tolerant plants on water lines. Downstairs also features a dedicated laundry room, storage closets, updated guest bathroom, and brand-new epoxy floors in the garage. As you walk up the carpeted stairs, you will find the primary suite, three guest bedrooms, and one guest bathroom. The primary suite features a luxury, spa-like bathroom with a free-standing soaking



tub, walk-in closet, and oversized bedroom area. The remaining bedrooms are nice sized rooms, and one features an ocean view. The home is also zoned for *Truman Benedict Elementary School* that is within walking distance. Enjoy being minutes away from San Clemente's charming downtown village, world-class beaches, Dana Point Harbor, and Historic downtown San Juan Capistrano - and living the San Clemente coastal lifestyle!

Built in 1980

Essential Information

MLS® #	OC23132709
Price	\$1,799,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,542
Acres	0.21
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage, Craftsman, English
Status	Closed
Listing Agent	Angela Davis
Listing Office	Regency Real Estate Brokers

Community Information

Address	701 Calle Cumbre
Area	CD - Coast District
Subdivision	Eagles Ridge (ER)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Maintenance Grounds, Management
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Door-Multi, Direct Access, Driveway, Garage, Golf Cart Garage, Garage Door Opener, Oversized, Paved, Private, One Space
# of Garages	3
Garages	Door-Multi, Direct Access, Driveway, Garage, Golf Cart Garage, Garage Door Opener, Oversized, Paved, Private, One Space
View	Coastline, Canyon, Hills, Neighborhood, Ocean, Peek-A-Boo
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Smoke Detector(s)

Exterior

Exterior	Stone, Stucco, Wood Siding
Exterior Features	Lighting, TV Antenna
Lot Description	Corner Lot, Cul-De-Sac, Drip Irrigation/Bubblers, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Paved, Sprinklers Timer, Sprinkler System, Yard
Windows	Double Pane Windows
Roof	Concrete
Construction	Stone, Stucco, Wood Siding
Foundation	Slab

Interior

Interior	Tile, Vinyl
Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Paneling/Wainscoting, Quartz Counters, Stone Counters, All Bedrooms Up, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Free-Standing Range, Freezer, Disposal, Gas Range, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Water To Refrigerator, Water Heater
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Truman Benedict
Middle	Bernice
High	San Clemente

Additional Information

Date Listed	July 27th, 2023
Days on Market	40
Zoning	OS
Short Sale	N
RE / Bank Owned	N

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