

\$1,020,000 - 720 Avenida Magdalena, San Clemente

MLS® #OC23135820

\$1,020,000

3 Bedroom, 3.00 Bathroom, 1,468 sqft
Residential on 0 Acres

President Heights I (PH), San Clemente,

Ensconced within the desirable Presidential Heights I neighborhood of Southeast San Clemente, this home promises the quintessential Southern California lifestyle. Boasting three generous bedrooms, two and a half bathrooms, and encompassing 1468 square feet of living space, the home's quiet location allows for comfortable living and entertaining alike. The private front courtyard located off the kitchen and dining areas is an ideal place to enjoy your morning coffee or dine al-fresco later in the day. Upon entering, the home's open concept between the dining and family areas is accentuated by two large sliding glass doors off the family room that let in plenty of natural light, the ocean's breeze and lead to a private back patio. The kitchen's upgraded cabinets, granite countertops, a pantry with pull out drawers, pots and pan drawers is a dream for any home cook. The primary suite serves as a soothing sanctuary, complete with a walk-in closet, vaulted ceiling, private deck with a peak-a-boo ocean view and an upgraded ensuite bathroom with step in shower. The two additional bedrooms have spacious vaulted ceilings and are versatile; able to serve as guest rooms, a home office, or a personal gym. Additional features include newly installed luxury vinyl plank flooring, designer paint and a two car garage with additional storage. Presidential Heights I has 9 community pools, well maintained green belts, is located near the San Clemente Municipal



Golf Course, Vista Bahia Park and the trail that leads to Trestles. Moreover the home's location is only a few minutes from world class beaches as well as downtown San Clemente's shopping and dining scene.

Built in 1973

Essential Information

MLS® #	OC23135820
Price	\$1,020,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,468
Acres	0.04
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Colin Farris
Listing Office	Keller Williams OC Coastal Realty

Community Information

Address	720 Avenida Magdalena
Area	SE - San Clemente Southeast
Subdivision	President Heights I (PH)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Amenities	Insurance, Pool
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Single, Garage
# of Garages	2

Garages	Door-Single, Garage
View	Neighborhood, Peek-A-Boo
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Features	Rain Gutters
Lot Description	Cul-De-Sac, Lawn
Windows	Blinds, Screens
Roof	Composition, Shingle

Interior

Interior	Carpet, Vinyl
Interior Features	Beamed Ceilings, Built-in Features, Balcony, Ceiling Fan(s), Cathedral Ceiling(s), Granite Counters, Pantry, All Bedrooms Up, Walk-In Closet(s)
Appliances	Dishwasher, Exhaust Fan, Electric Oven, Electric Range, Freezer, Gas Water Heater, Ice Maker, Refrigerator, Water To Refrigerator, Water Heater
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	July 25th, 2023
Days on Market	4
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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