

\$2,750,000 - 215 Esplanade, San Clemente

MLS® #OC23136855

\$2,750,000

3 Bedroom, 3.00 Bathroom, 2,400 sqft
Residential on 0 Acres

other, San Clemente,

Uniquely capturing the essence of a quintessential coastal beach cottage and only steps to popular T-Street Beach, this stunning home represents the perfect idyllic seaside lifestyle! With the sand, one of the best local surfing spots and beach trail close by, this rare and oversized 10,500 sq ft lot sits in a highly sought-after location. Single level for easy living, 3 bedrooms and 3 bathrooms plus a detached office/art studio in the gorgeous backyard with limitless possibilities to make your own. Encompassing approximately 2,400 sq ft, this quaint residence maximizes an effortless flow with a spacious and airy open floorplan. Beautiful backyard views flourish through expansive windows and elegant French doors offering an abundance of natural light while a mid-century dual fireplace serves as an iconic focal point. A culinary masterpiece, the impeccably updated kitchen features a Thermador range, farmhouse sink in the large center island, and sleek quartz counters and backsplash. The impressive primary bedroom is beautifully appointed with a double door entry and a large walk-in closet while a romantic ambiance creates a haven of tranquility in the primary bath distinguished by a clawfoot tub and chandelier. One of the secondary bedrooms has an ensuite bathroom as well. A peaceful escape, the unique and welcoming backyard rewards residents with plentiful fruit trees, lush landscaping and pavers creating interesting designs. Exquisite curb appeal exudes from the terraced front



yard and the quaint front porch is the perfect spot to enjoy the blissful ocean breeze. A prized location and an undeniably impressive coastal dream home by the beach! Easy freeway access, shops, restaurants, and more are all nearby!

Built in 1956

Essential Information

MLS® #	OC23136855
Price	\$2,750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,400
Acres	0.24
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jeremy Conrad
Listing Office	Conrad Realtors Inc

Community Information

Address	215 Esplanade
Area	SW - San Clemente Southwest
Subdivision	other
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Parking Spaces	6
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	None
Waterfront	Ocean Side Of Freeway, Ocean Side Of Highway

Pool	None
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Exterior

Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Yard
Roof	Composition

Interior

Interior	Stone
Interior Features	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Open Floorplan, Stone Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Multiple Primary Suites, Walk-In Closet(s)
Appliances	Disposal, Gas Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Dining Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

Additional Information

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

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