

\$1,745,000 - 613 Calle Miguel, San Clemente

MLS® #OC23142167

\$1,745,000

4 Bedroom, 2.00 Bathroom, 2,279 sqft
Residential on 0 Acres

Broadmoor (BM), San Clemente,

Step into the perfect blend of style and comfort with this single-level Broadmoor home. Beautiful views of Catalina Island from Avalon to Two Harbors. Boasting 4 spacious bedrooms and 2 full bathrooms, this residence offers a welcoming open floor plan that seamlessly connects the beautifully remodeled kitchen with the expansive great room. Natural light floods the living spaces, highlighting the recently replaced windows that showcase the beauty of the indoors. The heart of the home is the remodeled kitchen, a central hub for culinary creations and social gatherings. French doors off the kitchen open to a serene side yard, creating a seamless indoor-outdoor transition. The great room is designed for relaxation and entertainment, with two new slider doors that invite you to explore the pool-sized backyard—a perfect canvas for outdoor activities and leisure. The master suite, conveniently situated on one side of the home, ensures privacy and tranquility. On the other side, you'll find three additional bedrooms and a hall bath, providing comfort for residents and guests alike. The attached garage is more than just a place to park; it boasts finished floors and walls, creating a polished look. It also offers storage potential with a pull-down ladder leading to overhead storage. Laundry is a breeze with washer and dryer hookups within the garage. A sprinkler system timer is also conveniently located here. Warmth and ambiance are added by the gas fireplace in the great room, making every entry



into the home a spectacular experience. This charming single-level Broadmoor home offers a harmonious blend of comfort, style, and practicality. Don't miss the opportunity to make this your dream oasis.

Built in 1974

Essential Information

MLS® #	OC23142167
Price	\$1,745,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,279
Acres	0.20
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Janet Montandon
Listing Office	First Team Real Estate

Community Information

Address	613 Calle Miguel
Area	SC - San Clemente Central
Subdivision	Broadmoor (BM)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Amenities	Other
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener
# of Garages	2
Garages	Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener

View	City Lights, Hills, Peek-A-Boo
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Sprinklers Timer, Sprinkler System
Windows	Double Pane Windows, Screens
Roof	Flat, Mixed, Shingle
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Beamed Ceilings, Built-in Features, Granite Counters, High Ceilings, Unfurnished, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite
Appliances	6 Burner Stove, Built-In Range, Double Oven, Dishwasher, Freezer, Gas Cooktop, Disposal, Gas Water Heater, Refrigerator, Water Heater
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Lobo
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	August 7th, 2023
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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