

# **\$1,200,000 - 2304 Calle Almirante # 95, San Clemente**

MLS® #OC23142478

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## **\$1,200,000**

3 Bedroom, 3.00 Bathroom, 1,657 sqft  
Residential on 0 Acres

New Providence (NP), San Clemente,

100 degree Ocean View MarbleHead  
Community Fixer Home needs Interior Rehab  
= Kitchen Baths Windows Doors Trim--etc.  
Pool & Jacuzzi BBQ in back yard -- Patio  
Cover / Master Bed room Deck / Garage  
Access Entry. Although zoned Condo NO  
Common Walls & your own Yard. Driveway  
can Park 2 Cars. Large Open Living Family  
Dining Kitchen area flows outside. UpStairs  
Owner opened up 200+ square feet of Bonus  
area. Supply Plumbing has been Re-Routed.  
Remodel this Home how you want. Close to  
Outlets San Clemente & North Beach &  
Talega Golf Club & San Clemente High  
School. Live and Enjoy San Clemente by the  
Sea. Sunsets over the Ocean from your Home.



Built in 1985

## **Essential Information**

MLS® #	OC23142478
Price	\$1,200,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,657
Acres	0.00
Year Built	1985
Type	Residential
Sub-Type	Condominium

Status	Closed
Listing Agent	Michael Mouw
Listing Office	Mouw, Michael H.

### **Community Information**

Address	2304 Calle Almirante # 95
Area	MH - Marblehead
Subdivision	New Providence (NP)
City	San Clemente
County	Orange
Zip Code	92673

### **Amenities**

Amenities	Maintenance Grounds, Maintenance Front Yard
Parking Spaces	2
Parking	Driveway
# of Garages	2
Garages	Driveway
View	Ocean
Has Pool	Yes
Pool	In Ground, Private

### **Exterior**

Lot Description	Back Yard, Front Yard, Level
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### **Interior**

Interior Features	All Bedrooms Up
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **School Information**

District	Capistrano Unified
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### **Additional Information**

Date Listed	August 13th, 2023
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Days on Market 28

Short Sale N

RE / Bank Owned N

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