

\$2,500,000 - 405 Avenida Granada # 415, San Clemente

MLS® #OC23143913

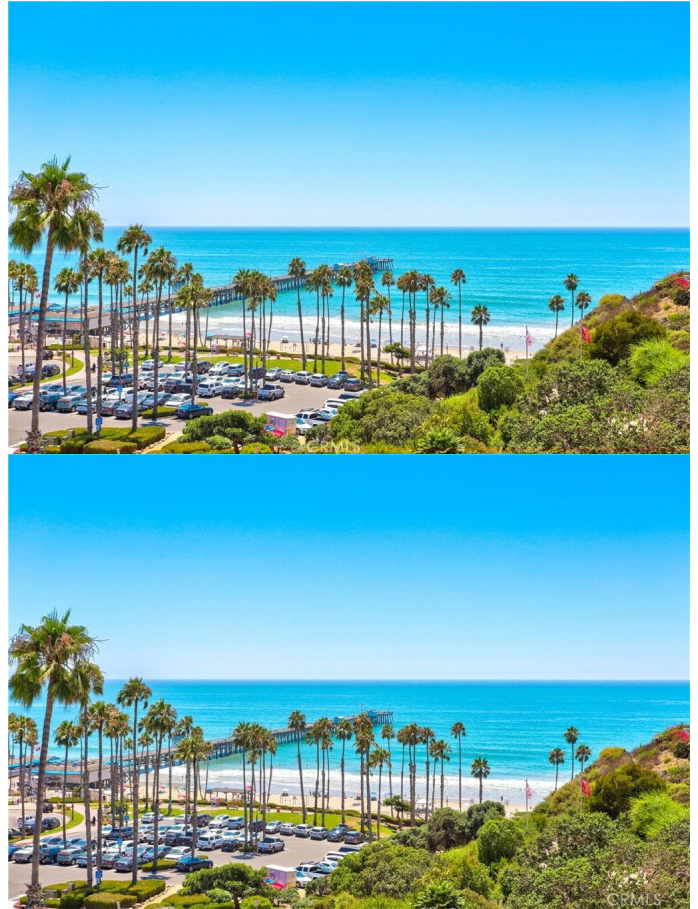
\$2,500,000

2 Bedroom, 2.00 Bathroom, 1,282 sqft

Residential on 0 Acres

Villa Grande (VR), San Clemente,

Ocean views from the moment you walk in this home! Live in One of the best locations of South Orange County at the San Clemente "Pier Bowl". This prime piece of land was developed nearly 50 years ago, but within these four walls, it has been completely renovated as if Brand New construction! You'll be front and center at one of the most Lively and fun places to live in all of the O.C., and at the heart of the action and entertainment of the city. No expense was spared when this seller, aided by decorating professionals, remastered and reimagined this truly rare find! (this was the only unit in THIS BUILDING to sell in the past six years) Starting with All new windows and high end doors, including spring loaded sliding doors that glide open and close with the touch of a finger. Customized forced air heating and cooling system, Rich hardwood flooring throughout, modern style trim with shaker cabinets and smooth wall texture throughout, shiplap accent wall, all new lighting & plumbing fixtures, new door hardware, and so much more. Guest bathroom has slab shower enclosure and sliding barn door, elegant vanity, and hardwood flooring. Stunning kitchen with quartzite counters, glass subway backsplash, hidden electrical outlets, ample pull outs, stainless steel appliances, instant hot water in kitchen, recessed soft lighting, side by side Frigidaire Refrigerator & Freezer, and wine refrigerator conveniently accessed in the living room. The master bedroom also reimagined



with three-dimensional accent wall behind bed, mirrored wardrobes, crown molding, high profile baseboards, elegant lighting and hardwood floor. The primary bath has fully enclosed shower, back lit mirror, stylish vanity, plenty of cabinet space, and Italian accent wall behind the commode. (Owner spent over one year and hundreds of thousand\$ to accomplish this masterpiece.) PARKING? No Problem. While others are searching for parking here at the beach, you can effortlessly cruise into your convenient two car, underground parking right at the entrance to the garage, with tons of built-in storage for all of your beach toys. ALL FURNITURE INCLUDED. Professionally furnished and decorated by "Aura Design", just move right in and start living in luxury! You'll enjoy front row seats and year-round entertainment watching surfers shoot the curl, 4th of July fireworks, water sports, and just plain beaching. After the remodel, feels like IT'S Never been lived in, Low maintenance, just come and go as you please.

Built in 1974

Essential Information

MLS® #	OC23143913
Price	\$2,500,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,282
Acres	0.00
Year Built	1974
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Bob Diersing
Listing Office	First Team Real Estate

Community Information

Address	405 Avenida Granada # 415
Area	SC - San Clemente Central
Subdivision	Villa Grande (VR)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Amenities	Maintenance Grounds, Pool, Spa/Hot Tub
Parking Spaces	2
Parking	Underground, Garage
# of Garages	2
Garages	Underground, Garage
View	City Lights, Coastline, Ocean, Panoramic, Pier
Waterfront	Beach Access, Beach Front
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

Exterior

Exterior	Block, Drywall, Ducts Professionally Air-Sealed, Concrete
Windows	Double Pane Windows
Construction	Block, Drywall, Ducts Professionally Air-Sealed, Concrete

Interior

Interior	Wood
Interior Features	Balcony, Ceiling Fan(s), Crown Molding, Furnished, Quartz Counters, Stone Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Instant Hot Water, Main Level Primary, Walk-In Pantry
Appliances	Built-In Range, Dishwasher, Electric Cooktop, Electric Oven, Freezer, Disposal, Microwave, Refrigerator, Range Hood, Water Purifier, Dryer, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	None
# of Stories	1
Stories	One

School Information

Additional Information

Date Listed	August 4th, 2023
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of May 10th, 2024 at 1:55am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.