

\$1,850,000 - 122 W Avenida Valencia, San Clemente

MLS® #OC23169971

\$1,850,000

4 Bedroom, 3.00 Bathroom, 2,614 sqft

Residential on 0 Acres

Other, San Clemente,

Outstanding INVESTMENT OPPORTUNITY!

Welcome to 122 W Avenida Valencia, a charming property nestled in the highly sought-after Southwest San Clemente area.

This home offers a unique opportunity with an attached 1-bedroom, 1-bathroom 'apartment' located at the rear. This unique property allows entry into the desirable San Clemente housing market, while letting your new home help pay for itself! Live in one side and rent out the other or perfect for a mother-in law or guest apartment. You'll appreciate the spacious and open layout of this thoughtfully designed single-level home. Inside the main house, you'll discover two distinct living areas, providing ample space for relaxation and entertainment. The family room warmly welcomes you with an elegant dual-faced fireplace, creating a cozy and inviting atmosphere. Large sliding glass doors seamlessly connect the expansive living area to a recently reinforced, generously-sized front patio. All three bedrooms within the main home are large, prioritizing comfort and functionality. The guest bathroom has been tastefully renovated, featuring a modern walk-in shower and a sleek new vanity. Throughout the property, numerous upgrades have been made to enhance overall quality, including new interior doors, fresh paint, new carpeting, and the addition of air conditioning. The large 2 car garage with extra storage, provides practicality and ample space for parking and storage. This home boasts the



convenience of being just a short walk away from downtown San Clemente and several renowned beaches, offering a plethora of options for leisure and entertainment. Move-in "as is" or transform this beautiful property into your dream beach home or getaway. Please come take a look, pictures do not do this home justice.

Built in 1967

Essential Information

MLS® #	OC23169971
Price	\$1,850,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Square Footage	2,614
Acres	0.11
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kelly Galvin
Listing Office	CENTURY 21 Affiliated

Community Information

Address	122 W Avenida Valencia
Area	SW - San Clemente Southwest
Subdivision	Other
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Utilities	Water Connected, Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	2
Parking	Garage, Door-Single, On Street

# of Garages	2
Garages	Garage, Door-Single, On Street
View	Neighborhood, Ocean, Peek-A-Boo
Waterfront	Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Features	Lighting
Lot Description	0-1 Unit/Acre
Windows	Blinds, Screens

Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Walk-In Closet(s), Built-in Features, Living Room Deck Attached, Open Floorplan, Primary Suite, Recessed Lighting, Unfurnished
Appliances	Dishwasher, Microwave, Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
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Additional Information

Date Listed	September 10th, 2023
Days on Market	79
Short Sale	N
RE / Bank Owned	N

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