

# \$950,000 - 706 E. Avenida Magdalena, San Clemente

MLS® #OC23170832

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## \$950,000

2 Bedroom, 2.00 Bathroom, 1,060 sqft  
Residential on 0 Acres

President Heights I (PH), San Clemente,

Welcome to this captivating ocean view home located in the desirable Presidential Heights community of San Clemente! This home sits right above the municipal golf course, allowing you to enjoy the picturesque views of the 15th T Box and watch the golfers in action. This 2-bedroom, 1.5-bathroom home has been thoughtfully updated for a comfortable and stylish coastal living experience. As you venture inside, you will be greeted by a fresh and inviting atmosphere, accompanied by an endless ocean breeze. The entire home has been freshly painted, creating a welcoming and warm ambiance. As you explore further, you'll discover brand-new luxury vinyl flooring downstairs with an open concept living space that leads you to the outdoor patio. Once outside you will be captivated by sweeping ocean views, showcasing San Clemente's finest beaches and Dana Point in the distance. The charming kitchen features quartz countertops, gas cooktop, stainless steel appliances and has recently undergone a delightful transformation with updated hardware, freshly painted cabinets adding a touch of sophistication. Dual pane windows allow natural light to flood in, showcasing the incredible views from every angle and creating a seamless connection between indoor and outdoor living spaces. The upstairs features plush new carpeting, adding an extra layer of comfort and warmth to the space. The primary bedroom boasts vaulted ceilings offering fabulous ocean views, while the secondary



bedroom includes a balcony that allows you to relish in moments of relaxation. Presidential Heights offers an impressive array of amenities, including 9 community pools and meticulously manicured green spaces. Nestled in proximity to the Municipal Golf Course, Vista Bahia Park, and the trail leading to Trestles, this location provides both recreational and natural delights. With the convenience of being just a short drive away from world-renowned beaches and the vibrant shopping and dining scene downtown, this spectacular home is not to be missed.

Built in 1973

**Essential Information**

MLS® #	OC23170832
Price	\$950,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,060
Acres	0.03
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jill Livingston
Listing Office	Compass

**Community Information**

Address	706 E. Avenida Magdalena
Area	SE - San Clemente Southeast
Subdivision	President Heights I (PH)
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Amenities	Maintenance Grounds, Pool
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	1
Parking	Door-Single, Garage
# of Garages	1
Garages	Door-Single, Garage
View	Golf Course, Neighborhood, Ocean, Panoramic, Trees/Woods
Has Pool	Yes
Pool	Community, In Ground, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features	Rain Gutters
Lot Description	0-1 Unit/Acre, Cul-De-Sac, Lawn
Windows	Double Pane Windows, Screens
Roof	Composition, Shingle

## Interior

Interior	Carpet, Vinyl
Interior Features	Balcony, Ceiling Fan(s), High Ceilings, Quartz Counters, Recessed Lighting, All Bedrooms Up, Walk-In Closet(s)
Appliances	Double Oven, Dishwasher, Gas Cooktop, Gas Water Heater, Microwave, Refrigerator, Water Heater
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	August 28th, 2023
Days on Market	17
Short Sale	N
RE / Bank Owned	N

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