

\$2,195,000 - 141 El Levante, San Clemente

MLS® #OC23171416

\$2,195,000

3 Bedroom, 3.00 Bathroom, 3,317 sqft
Residential on 0 Acres

Other, San Clemente,

First time on the market since the early 1960s, this 3,300 SF single level home anchors a massive 9,000 SF corner lot with significant ocean views off the front and rear of the property. Upon arrival, mature trees obscure a charming ranch style home beyond. A brick patio hunkered-in by lush landscaping creates an enchanting first impression, very private with major ocean-view potential in the southern direction. Inside through French doors, a rustic and substantial 2-way river-rock-cladded fireplace centers the space, warming both dining and family rooms. The family room features expansive views to the northwest of the harbor mouth at Dana Headlands, stunning sunsets, an emerald horizon and rolling hills in the distance. Walls of glass with gable windows paired with gorgeous vaulted knotty-pine ceilings creates a truly inspiring space. Very homey, inviting, warm, and light-filled with spectacular views. The formal living room offers a similar vibe with rustic-wood ceilings braced by substantial collar ties and features a wood-burning fireplace, large windows and wide-plank vinyl flooring. Such a great communal yet versatile space (potential suite or opened to living spaces). An updated kitchen with shaker cabinets, stainless appliances and granite counters shares space with formal dining. Up a few steps is an ocean-view study or den, full bathroom and two guest rooms. The primary suite offers major space (previously two bedrooms converted to one larger) with



fireplace, dual closets, full ensuite bathroom and slider access to the relaxing rear lounging deck. Outside, ample decking with unique privacy offers room for lounging, dining, and major entertaining taking full advantage of the ocean view in the distance. Stairs lead to an elevated second level deck enhancing vistas in all directions. Other values include underground power lines, cul-de-sac frontage and quiet location on the street, oversized garage and storage space, and sheer size of home and lot. Centrally located in the hills just above the historic downtown, walkable to shopping and fine dining on Avenida del Mar, the iconic San Clemente Pier and 2.5 mile beach trail. Just a bike ride to world-class surfing, and close to the Dana Point Harbor (with a perfect view of it). An amazing home that has been filled with love and laughter over the years, tremendous potential, ample outdoor space and incredible views in both directions, don't miss this classic San Clemente ranch-style beach house.

Built in 1949

Essential Information

MLS® #	OC23171416
Price	\$2,195,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,317
Acres	0.21
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Style	Custom, Ranch
Status	Closed
Listing Agent	Christian Wach

Listing Office Talavera Real Estate

Community Information

Address 141 El Levante
Area SC - San Clemente Central
Subdivision Other
City San Clemente
County Orange
Zip Code 92672

Amenities

Utilities Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces 4
Parking Concrete, Direct Access, Door-Single, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, Private, Side By Side, Workshop in Garage
of Garages 2
Garages Concrete, Direct Access, Door-Single, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, Private, Side By Side, Workshop in Garage
View Catalina, City Lights, Coastline, Canyon, Harbor, Hills, Ocean, Trees/Woods
Pool None
Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Brick, Drywall, Concrete, Stucco
Exterior Features Lighting, Rain Gutters
Lot Description 0-1 Unit/Acre, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Level, Rectangular Lot, Street Level, Trees
Windows French/Mullioned
Roof Composition, Flat
Construction Brick, Drywall, Concrete, Stucco
Foundation Raised, Slab

Interior

Interior Laminate, Tile, Vinyl, Wood
Interior Features Beamed Ceilings, Ceiling Fan(s), Granite Counters, High Ceilings, Pantry, Tile Counters, All Bedrooms Down, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Workshop

Appliances	6 Burner Stove, Dishwasher, Free-Standing Range, Freezer, Gas Cooktop, Disposal, Gas Oven, Gas Range, Ice Maker, Refrigerator, Range Hood, Water To Refrigerator, Water Heater
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
Fireplaces	Dining Room, Family Room, Gas, Gas Starter, Living Room, Primary Bedroom, Multi-Sided, See Through, Wood Burning
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Lobo
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	September 15th, 2023
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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