

# \$5,800 - 309 Avenida Valencia, San Clemente

MLS® #OC23176649

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**\$5,800**

3 Bedroom, 2.00 Bathroom, 1,252 sqft  
Residential Lease on 0 Acres

Other, San Clemente,

Dreaming of laid-back coastal living away from the stresses of everyday life? Be sure to check out this spectacular “Lost Winds” beach cottage perched on a high lot in one of the most coveted neighborhoods in San Clemente! Imagine coming home to inspiring glimpses of the ocean as you enter the living room. Warm tones, abundant natural light, and gorgeous hardwood flooring create a welcoming atmosphere enhanced by elegant wainscoting. Unwind in front of the stately wood-burning fireplace before you share meals in the dining room, where glass sliders allow a seamless flow to your outdoor oasis. Whip up your signature dishes in the cheerful, updated kitchen, equipped with a full complement of appliances, plenty of custom cabinetry, and butcher-block countertops. Retire to the comforts of your spacious three bedrooms. Your generous primary suite is a haven of relaxation with an ensuite bath that has a door to the backyard and pool. Endless hours of fun in the sun await in the secluded backyard, highlighting a shimmering pool surrounded by lush landscaping. Gather for al fresco parties on the entertainer’s patio with a built-in BBQ and an inviting brick fireplace to keep you cozy in cooler seasons. Bonus items include an attached 2-car garage with EV charger and a long driveway for added parking. Its fantastic location lets you easily venture to Lost Winds and T-street beaches to enjoy sand, surfing and sunsets. Explore the vibrant Avenida Del Mar and take advantage



of an array of shopping, dining, and nightlife destinations. Come live the San Clemente lifestyle today!

Built in 1964

**Essential Information**

MLS® #	OC23176649
Price	\$5,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,252
Acres	0.11
Year Built	1964
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Elly Harris
Listing Office	Distinctive Coast Properties

**Community Information**

Address	309 Avenida Valencia
Area	SW - San Clemente Southwest
Subdivision	Other
City	San Clemente
County	Orange
Zip Code	92672

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Gardener, Pool
Parking Spaces	2
Parking	Concrete, Door-Multi, Garage Faces Front, Garage
# of Garages	2
Garages	Concrete, Door-Multi, Garage Faces Front, Garage
View	Hills
Waterfront	Ocean Side Of Freeway

Has Pool	Yes
Pool	In Ground, Private

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Sloped Down, Front Yard
Windows	Casement Window(s), Wood Frames
Roof	Composition
Construction	Stucco

## Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Open Floorplan, Pantry, Tile Counters, All Bedrooms Down, Bedroom on Main Level, Galley Kitchen, Main Level Primary, Primary Suite
Appliances	Dishwasher, Electric Oven, Gas Cooktop, Water Heater
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Gas Starter, Living Room, Outside
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

## Additional Information

Date Listed	September 20th, 2023
Days on Market	13
Short Sale	N
RE / Bank Owned	N

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