

\$2,198,000 - 163 Avenida Alessandro, San Clemente

MLS® #OC2317776

\$2,198,000

4 Bedroom, 2.00 Bathroom, 1,856 sqft
Residential on 0 Acres

Southwest, San Clemente,

THIS LUXURY 4BR SW SAN CLEMENTE
PANO OCEAN/SUNSET VIEWS, SPA, NEW
REMODEL INSIDE AND OUT HAS IT ALL!

Location, Location! Single Family Home,
approximately 15 minute walk or less than
1/2-1 mile drive to popular beaches such as
T-Street, Lost Winds, Trestles, SC Pier, Beach
Trail, and downtown San Clemente!

Fully equipped with new luxurious furnishings
inside and out, 2 Fireplaces. 4 Patios for
relaxing and entertaining. Large master suite
with balcony and roof deck with panoramic
coastal view from So. to No. SC, Catalina, and
Dana Point. Side, rear, and front patios fully
furnished with Tropical Landscaping, fruit trees
and 7 seat/lounge hydrotherapy spa! (Home
is turnkey as a primary, second home, or
remote workers wanting to live in a coveted
community by the beach. Will sell with or
without furnishings.) High speed WIFI,
Streaming, and Internet throughout. \$425,000
upgrades & remodel completed January,
2023. ADU conceptuels available.

*Modern amenities with seaside charm
includes updated plumbing, electrical, sewer,
HVAC, Windows/doors patio pavers, drainage,
landscape. Conceptuels available to expand
home with another Ocean View 700-950 sq ft
above the single story rear portion of the home
for a bonus room/ 2nd master suite with full
bath or a separate ADU

* Spacious Ocean View Master Suite Upstairs
with Separate Balcony, Ensuite Bath, Sitting
Area with comfy recliners, 60" Smart TV, desk,



and Fireplace. (Awesome Ocean and Sunset Views).

* Master Bath has Stone Walkin Shower, with Rainshower and Hand Spray, 2 Double Pedestal Sinks, Lighted Mirrors, Walkin Closet

* 3 Bedrooms Downstairs (One can be set up as a separate Office or Queen Bedroom)

* Luxurious Downstairs Bath with Rainshower, Hand Spray, Double Pedestal Sinks, Lighted Mirrors

* Fully equipped gourmet kitchen with new SS appliances, microwave drawer and center island w bar Seating

* Open Floorplan with Family Room, Dining Room, and Kitchen Able to Enjoy 65 inch Smart TV and Sonos System

* New Central and Split AC and Heat Systems,
Fan lights with remotes throughout

* Laundry Area with New Large Capacity Washer and Dryer and Storage Cabinets in Garage

* Two Car Attached Garage with 40 Amp High Speed EV Charging Station and Storage Cabinets

* ADT Security System

Activities for everyone just minutes away.

Beaches, Swimming, Surfing, Jogging,
Walking Trail, Golfing, Shopping, Restaurants,
Farmers Markets. Approximately 3 minute
drive to downtown

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Built in 1959

Essential Information

MLS® # OC23177776

Price	\$2,198,000
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Bedrooms 4

Bathrooms	2.00
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Full Baths	2
Square Footage	1,856
Acres	0.08
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Style	Custom, Modern, Other, Cottage
Status	Closed
Listing Agent	Beth Dudas
Listing Office	Luxre Realty, Inc.

Community Information

Address	163 Avenida Alessandro
Area	SW - San Clemente Southwest
Subdivision	Southwest
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener
View	Catalina, City Lights, Ocean, Panoramic
Waterfront	Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None
Security	Security System, Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Key Card Entry, Smoke Detector(s), Closed Circuit Camera(s)

Exterior

Exterior	Block, Drywall, Ducts Professionally Air-Sealed, Plaster, Stucco, Lap Siding
Exterior Features	Barbecue, Lighting, Rain Gutters, Fire Pit
Lot Description	0-1 Unit/Acre, Back Yard, Drip Irrigation/Bubblers, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Paved, Sprinklers Timer, Sprinklers On Side, Sprinkler System, Yard

Windows	Blinds, Custom Covering(s), Double Pane Windows, Shutters
Roof	Asphalt, Composition, Mixed
Construction	Block, Drywall, Ducts Professionally Air-Sealed, Plaster, Stucco, Lap Siding
Foundation	Slab

Interior

Interior	Laminate, Vinyl, Wood
Interior Features	Beamed Ceilings, Built-in Features, Balcony, Ceiling Fan(s), Crown Molding, Cathedral Ceiling(s), Furnished, High Ceilings, In-Law Floorplan, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Wired for Data, Wired for Sound, Bedroom on Main Level, Dressing Area, Primary Suite, Instant Hot Water, Track Lighting
Appliances	Built-In Range, Barbecue, Convection Oven, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Electric Oven, Freezer, Gas Cooktop, Disposal, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Tankless Water Heater, Vented Exhaust Fan, Water To Refrigerator, Water Heater, Warming Drawer
Heating	Central, Ductless, Electric, Forced Air, Fireplace(s), Natural Gas, Combination
Cooling	Central Air, Ductless, Dual, Electric, Gas, Zoned
Fireplace	Yes
Fireplaces	Den, Dining Room, Family Room, Gas, Gas Starter, Primary Bedroom, Multi-Sided, Outside, Bath, Electric, Kitchen
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	September 23rd, 2023
Days on Market	94
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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