

\$4,000,000 - 304 Avenida La Costa, San Clemente

MLS® #OC23181481

\$4,000,000

3 Bedroom, 2.00 Bathroom, 1,968 sqft
Residential on 0 Acres

Riviera District (RD), San Clemente,

SOLD WHILE PROCESSING

Located in one of the most highly sought after neighborhoods of San Clemente, this elegant single level residence in Riviera District was tastefully remodeled this year by local builder Sloan Schilling with Seaworth Construction. The warm contemporary home offers an attractive open concept floor plan with a Family Room, Kitchen, Dining Room, and three spacious bedrooms and three bathrooms. Every part of the home was touched during the 2023 remodel and was designed with a neutral color palette and natural materials to appeal to a multitude of buyers looking for a turn key beach house. Step inside onto beautiful solid whit oak floors and admire the light and ocean breezes spilling in from the windows. Cozy up in the Family Room by the wood burning stone fireplace. Custom cabinetry and built ins through maximize storage and space. The Kitchen features handsome travertine countertops and top of the line appliances. Each bathroom is complete with on trend Zellige tiles and stunning hardware and lighting. Enjoy the year round temperate Southern California climate in the private front courtyard or the backyard overlooking the coastal canyon. The two car garage is finished with drywall, epoxy flooring, access to the sideboard, and a brand new solid wood garage door. Walk to local favorite beach and San Clemente beach trail in 2 minutes. Short bike ride to Trestles and downtown shops and



restaurants on Avenida del Mar. This is an absolute must see and won't last long!

Built in 1971

Essential Information

MLS® #	OC23181481
Price	\$4,000,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,968
Acres	0.27
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Other
Status	Closed
Listing Agent	Gary Ward
Listing Office	CENTURY 21 Affiliated

Community Information

Address	304 Avenida La Costa
Area	SW - San Clemente Southwest
Subdivision	Riviera District (RD)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Canyon
Waterfront	Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None

Exterior

Lot Description	Back Yard, Front Yard, Landscaped, Yard
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Interior

Interior	Wood
Interior Features	Open Floorplan, Recessed Lighting
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
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Additional Information

Date Listed	September 28th, 2023
Short Sale	N
RE / Bank Owned	N

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