

# \$2,695,000 - 122 Avenida Cota, San Clemente

MLS® #OC23201996

## \$2,695,000

3 Bedroom, 3.00 Bathroom, 1,970 sqft  
Residential on 0 Acres

Other, San Clemente,

Elevated on a serene hillside in one of San Clemente's most coveted locations at the southern edge of Orange County, this home offers a truly special living experience. Up a rarely-traveled, cul-de-sac road, a circular driveway leads you to this exception single-level beach house. Upon arrival, it's apparent the home was recently dialed in with clean white smooth stucco, freshly painted contrasting trims, manicured landscaping, new windows, & a newly-tiled entry stoop. Major ocean views are captivating the moment you arrive in the driveway and enter the modern entry door. As if an art gallery illuminated by natural light, the stark white interior draws you in with large picture windows framing emerald horizon artworks in all directions. One truly great room encompasses all key living spaces: living, dining, and kitchen. A beautiful ocean-view living room warmed by a modernized gas fireplace flows seamlessly into the dining (space for massive dining table) & the crisp kitchen. High ceilings with skylights ascend the wide open kitchen with new features: high-end Thermador range & built-in stainless refrigerator, modern cabinetry, clean quartz counters with bar seating, stylish tile, reclaimed shelves, built-in dry bar & ample storage. Abutting untouched coastal terrain with very desirable whitewater views of world-class surf just below at Trestles, the native land adjacent offers privacy & rural tranquility hard to find. Vast ocean, melting sunsets on the horizon, seal rock, &



SC/Catalina Island views are undeniable from the main living spaces. Three updated & spacious bedrooms with three remodeled bathrooms including a newly-added powder guest bath make this a great layout. The primary features two closets, a new ensuite bathroom, ocean views from the bedroom to the southwest & direct access to true serenity in the backyard. A large deck with covered dining veranda, lounging patio, jacuzzi tub for surreal star gazing, a lower citrus terrace, and access to the rural trails beyond, this backyard offers pure old-California coastal living. New Lutron home automation with "quiet" lighting & wired window treatments, beachy-luxe vinyl plank flooring throughout, new electrical, ducting, FAU, & A/C, indoor laundry/mudroom, built-in bar potential/office niche, all additional values. A direct bike ride to surf at Trestles, nearby golf at the Muni, the 2.5 mile beach trail, fine dining at historic downtown & SC pier, this home is a truly a hidden gem.

Built in 1977

Essential Information

MLS® #	OC23201996
Price	\$2,695,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,970
Acres	0.17
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Style	Custom, Modern, Ranch
Status	Closed
Listing Agent	Christian Wach

Listing Office              Talavera Real Estate

## Community Information

Address                      122 Avenida Cota  
Area                          SE - San Clemente Southeast  
Subdivision                Other  
City                          San Clemente  
County                      Orange  
Zip Code                    92672

## Amenities

Utilities                    Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected  
Parking Spaces            4  
# of Garages                2  
View                        Catalina, City Lights, Coastline, Hills, Neighborhood, Ocean  
Pool                         None  
Security                    Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior                    Drywall, Ducts Professionally Air-Sealed, Concrete, Stucco  
Exterior Features        Lighting, Rain Gutters  
Lot Description            0-1 Unit/Acre, Back Yard, Drip Irrigation/Bubblers, Garden, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Timer, Sprinkler System, Sloped Up, Yard  
Windows                   Casement Window(s), Custom Covering(s), Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows, Low Emissivity Windows, Skylight(s)  
Roof                         Composition  
Construction              Drywall, Ducts Professionally Air-Sealed, Concrete, Stucco  
Foundation                Block, Combination, Concrete Perimeter, Pillar/Post/Pier, Raised

## Interior

Interior                    Tile, Vinyl  
Interior Features        Built-in Features, Dry Bar, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, All Bedrooms Down, Primary Suite  
Appliances                6 Burner Stove, Convection Oven, Double Oven, Dishwasher, ENERGY STAR Qualified Appliances, Free-Standing Range, Freezer, Disposal, Gas Range, Ice Maker, Refrigerator, Vented Exhaust Fan, Water To Refrigerator, Water Heater

Heating	Central, Fireplace(s), High Efficiency, Natural Gas
Cooling	Central Air, Electric, ENERGY STAR Qualified Equipment, High Efficiency
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

### **Additional Information**

Date Listed	October 31st, 2023
Days on Market	16
Short Sale	N
RE / Bank Owned	N

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