

# **\$2,499,000 - 517 Avenida Del Verdor, San Clemente**

MLS® #OC23213370

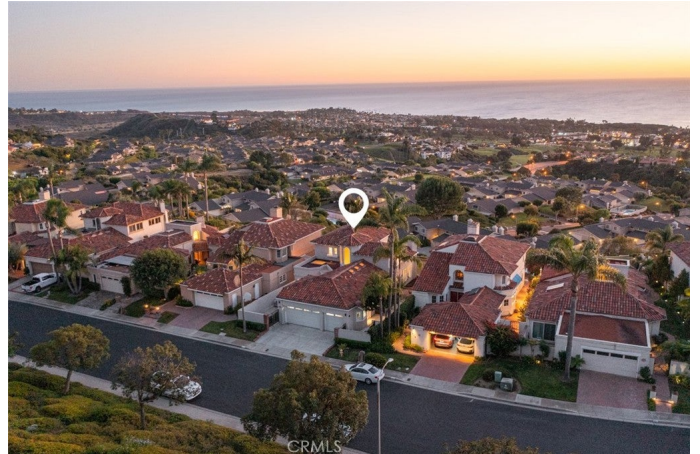
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## **\$2,499,000**

3 Bedroom, 4.00 Bathroom, 2,968 sqft  
Residential on 0 Acres

Palacio Del Mar (PD), San Clemente,

Nestled in the heart of the Palacio Del Mar community in South San Clemente, 517 Avenida Del Verdor is a stunning residence that seamlessly blends modern Spanish architecture with the coastal charm that defines this Spanish Village By the Sea. This home, boasting approximately 2,968 square feet, captures the essence of quintessential San Clemente living. The open floor plan, featuring 3 generously sized bedrooms and 4 bathrooms, includes a first-floor primary suite for added convenience. An ocean-view office/loft area provides the perfect space for work or relaxation, while the entire layout is designed to capture the abundant natural light and ocean vistas that grace every corner. As you enter the home through the dramatic and voluminous rotunda entry youâ€™™ll be immediately drawn to the breathtaking ocean views through the spacious living and dining areas. The living and dining areas open to a backyard oasis with sit-down whitewater views of the waves crashing at the world-famous Trestles Surf Beach, promoting effortless indoor/outdoor living. The remodeled kitchen is adorned with polished marble countertops, stainless steel appliances, and an oversized island that seamlessly connects to the family room. The main floor primary suite offers dual closets and a spa-like retreat with an oversized walk-in shower with dual rainfall shower heads. Upstairs, a secondary primary suite boasts a private view deck, walk-in closet, and en suite bathroom. This home goes beyond



aesthetics, offering practical features such as a separate laundry room, a 3-car garage, a private courtyard, and a lushly landscaped side yard. Beyond its beautifully updated interior, the home showcases panoramic ocean views stretching from Catalina to the San Diego coastline, with a large flat lawn creating an outdoor sanctuary. Situated just minutes from San Clemente's world-class beaches, dining, vibrant nightlife, and shopping, this home offers an unparalleled lifestyle representing Southern California living at its finest. Experience the perfect fusion of function and form in this coastal sanctuary, with its unique charm of classic Spanish architecture with modern finishes, your dream home awaits.

Built in 1979

**Essential Information**

MLS® #	OC23213370
Price	\$2,499,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,968
Acres	0.13
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Mediterranean
Status	Closed
Listing Agent	Bree Hughes
Listing Office	Compass

**Community Information**

Address	517 Avenida Del Verdor
Area	SE - San Clemente Southeast
Subdivision	Palacio Del Mar (PD)

City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Amenities	Maintenance Grounds, Maintenance Front Yard, Management, Other
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Available, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Direct Access, Garage, Garage Door Opener, Concrete, Driveway, Driveway Level, Garage Faces Front
# of Garages	3
Garages	Direct Access, Garage, Garage Door Opener, Concrete, Driveway, Driveway Level, Garage Faces Front
View	Golf Course, Panoramic, City Lights, Coastline, Ocean
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Security Lights, Smoke Detector(s)

## Exterior

Exterior	Stucco, Concrete, Drywall, Frame, Glass
Exterior Features	Lighting, Rain Gutters
Lot Description	Sprinklers In Rear, Sprinklers In Front, Landscaped, Street Level, Drip Irrigation/Bubblers, Lawn, Level, Sprinklers Timer, Sprinkler System, Trees, Zero Lot Line
Windows	Blinds, Double Pane Windows, Screens, Bay Window(s)
Roof	Spanish Tile
Construction	Stucco, Concrete, Drywall, Frame, Glass
Foundation	Slab

## Interior

Interior	Carpet, Wood
Interior Features	High Ceilings, Open Floorplan, Recessed Lighting, Storage, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Balcony, Beamed Ceilings, Built-in Features, Dry Bar, Entrance Foyer, In-Law Floorplan, Loft, Multiple Primary Suites, Primary Suite, Stone Counters, Two Story Ceilings, Unfurnished
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Built-In Range, Convection Oven, Electric Oven, Freezer, High Efficiency Water Heater, Ice Maker, Range Hood, Self Cleaning

	Oven, Water Heater
Heating	Central, Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas Starter, Living Room
# of Stories	2
Stories	Two

### **School Information**

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

### **Additional Information**

Date Listed	November 17th, 2023
Days on Market	20
Short Sale	N
RE / Bank Owned	N

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