

# **\$1,550,000 - 2725 Via Montecito, San Clemente**

MLS® #OC23216989

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## **\$1,550,000**

3 Bedroom, 2.00 Bathroom, 1,580 sqft  
Residential on 0 Acres

Shorecliffs (SC), San Clemente,

Welcome to coastal paradise! This stunning single-level home in San Clemente offers the best of beachside living. With three spacious bedrooms, two full bathrooms, and breathtaking ocean views from the primary suite, living room and kitchen, this residence is the epitome of California coastal luxury. 2725 via Montecito offers a much larger private front yard than most homes in the neighborhood, with views to the ocean through the front windows. Step inside to discover an expansive living and dining room where natural light pours in through large windows, showcasing panoramic views of the ocean. This home offers a clean slate for anyone that wants to bring their beach home dreams to life! This coveted neighborhood offers a private beach club for a small HOA fee of \$40/month, beach parking on PCH and a short distance to the recently upgraded Shorecliffs Golf Course. The Shorecliffs private beach club is located close by, right on the sand. This fun gathering place features a clubhouse, pickle ball courts and community events, directly on Pico beach. The oversized 2 car garage is the perfect place to keep surfboards, e-bikes and other beach essentials. Cruise on your e-bike and head to downtown San Clemente or take a quick drive up PCH to the soon to be newly renovated Dana Point Harbor.



Built in 1963

## **Essential Information**

MLS® #	OC23216989
Price	\$1,550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,580
Acres	0.15
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Abby Ekiert
Listing Office	Ehomes

### Community Information

Address	2725 Via Montecito
Area	SN - San Clemente North
Subdivision	Shorecliffs (SC)
City	San Clemente
County	Orange
Zip Code	92672

### Amenities

Amenities	Pickleball, Picnic Area
Parking Spaces	4
# of Garages	2
View	Coastline
Waterfront	Beach Access, Ocean Side Of Freeway
Pool	None

### Exterior

Lot Description	Front Yard, Landscaped, Bluff, Garden
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### Interior

Interior Features	All Bedrooms Down, Living Room Deck Attached
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Range Hood, Water Heater
Heating	Central
Cooling	None
Fireplace	Yes

Fireplaces	Family Room
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
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### **Additional Information**

Date Listed	November 16th, 2023
Days on Market	23
Short Sale	N
RE / Bank Owned	N

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