

\$6,950 - 701 Avenida Presidio, San Clemente

MLS® #OC23225000

\$6,950

3 Bedroom, 4.00 Bathroom, 2,302 sqft
Residential Lease on 0 Acres

Central SC, San Clemente,

Perched on a ridge with premium views, this single level home is an amazing place to call home. Ocean views are captured from almost every major room in the home. Crisp views of Catalina Island, sunsets on the ocean horizon, Dana Headlands, city lights and etched coastline are undeniable. Rebuilt in approximately 2017, this home is stunning inside. Very clean, coastal-modern interior, featuring an amazing floor plan with one major great room under high vaulted ceilings, a centered two-way fireplace, three ensuite bedrooms plus a powder bathroom, interior laundry/mud room, and a rare three-car, side-by-side garage all on one level. Upon arrival, entry gates secure a front patio and yard leading to double French door entry. Inside, dining, kitchen, and living all share one amazing ocean-view living space. The kitchen offers a large island, white shaker cabinets, quartz counters, stainless appliances and picture windows framing an amazing view beyond. Wood-like porcelain tile plank flooring flows throughout the entire home with exception to the brand-new carpeted bedrooms. All bedrooms have oversized closets and updated bathrooms. The master suite offers direct ocean views and a spa-like master bathroom with jetted tub, walk-in ocean-view shower with dual shower heads, dual vanities, and a towel heating bar. Other values include all-new interior & exterior paint (just completed), newer recessed lighting and vinyl windows, newer exterior hardscaping and



(2) stubbed in-line gas lines in rear yard (fire pit and/or BBQ), new floor coating in garage, newer A/C & ceiling fans, wired for alarm, custom window treatments, raised settee patio, and heavy-duty security gates. Ideally located on an ocean-view corner lot and single-loaded street, the home is just minutes from all San Clemente has to offer. For those in pursuit of a laidback, beachy lifestyle close to amazing beaches and easy access, fine dining at new and trending restaurants, convenient nearby shopping, the 2.5 mile beach trail, world-class surfing, the SC pier and historic downtown, and a great community with highly-rated schools, this is your opportunity!

Built in 1972

Essential Information

MLS® #	OC23225000
Price	\$6,950
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,302
Acres	0.22
Year Built	1972
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Christian Wach
Listing Office	Talavera Real Estate

Community Information

Address	701 Avenida Presidio
Area	SC - San Clemente Central
Subdivision	Central SC

City	San Clemente
County	Orange
Zip Code	92672

Amenities

Utilities	Gardener, Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	3
# of Garages	3
View	Catalina, City Lights, Coastline, Harbor, Hills, Ocean
Pool	None
Security	Security System, Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s), Prewired

Exterior

Exterior	Drywall, Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	Sprinkler System, Corner Lot, Garden, 0-1 Unit/Acre, Landscaped, Level, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Street Level, Trees, Walkstreet
Windows	Double Pane Windows, Custom Covering(s), Insulated Windows, Screens
Construction	Drywall, Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	High Ceilings, Open Floorplan, Recessed Lighting, Main Level Primary, Walk-In Closet(s), All Bedrooms Down, Ceiling Fan(s), Pantry, Primary Suite, Quartz Counters, Storage
Appliances	Convection Oven, Dishwasher, Gas Cooktop, Disposal, Gas Oven, Ice Maker, Microwave, Refrigerator, Range Hood, Built-In Range, Freezer, Vented Exhaust Fan, Water To Refrigerator
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Living Room, Electric, Gas, Great Room, Kitchen, Multi-Sided, See Through
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Lobo
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	December 13th, 2023
Days on Market	65
Short Sale	N
RE / Bank Owned	N

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