

# **\$1,980,000 - 416 Bolivia, San Clemente**

MLS® #OC23228858

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## **\$1,980,000**

5 Bedroom, 3.00 Bathroom, 2,926 sqft  
Residential on 0 Acres

Harbor View (HARV), San Clemente,

5 bedroom, 3 full bath, pool/spa & solar extremely private home in the highly desired Harbor View community! Welcome to 416 Bolivia - a stunning entertainer's dream in gorgeous Rancho San Clemente. Enter the home through a grand double door entrance onto beautiful hardwood floors. The living room & formal dining room are basked in light from numerous windows stretching all the way up to the cathedral ceilings. The all-white eat-in fantastically remodeled kitchen features shaker cabinets, Silestone countertops, Bosch appliances - all with a view of your sparkling pool and private backyard. The kitchen opens to the family room complete with built-in speakers, gas fireplace & more oversized windows. Downstairs also boasts a full bedroom w/ walk-in closet, full bath, laundry room w/ sink & an abundance of storage under the double staircase. Upstairs you will find 4 additional bedrooms, including your spacious primary suite overlooking the beautiful pool and private hillside. The dream backyard can be accessed through either the dining room or family room, allowing for a perfect flow while entertaining. Family and friends will adore the saltwater pool, spa & water features and enjoy relaxing on the West Elm patio furniture or dining at the built-in bbq bar with countertop seating. The sizeable 3 car garage is equipped with two car charging ports - a Tesla charging station & universal EV charger and built-in storage. New pool heater, tankless water heater, water softener, outdoor



shower, Nest thermostat, cul-de-sac. No Melo Roos, low HOA, private ocean view community park + Rancho San Clemente Ridegeline Trail head right around the corner. Amazing San Clemente schools, minutes to world famous beaches & downtown dining/shopping – dream living starts here!

Built in 1995

**Essential Information**

MLS® #	OC23228858
Price	\$1,980,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,926
Acres	0.17
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Heather Liwski
Listing Office	Coldwell Banker Realty

**Community Information**

Address	416 Bolivia
Area	RS - Rancho San Clemente
Subdivision	Harbor View (HARV)
City	San Clemente
County	Orange
Zip Code	92672

**Amenities**

Amenities	Playground
Parking Spaces	3
Parking	Direct Access, Driveway, Electric Vehicle Charging Station(s), Garage
# of Garages	3
Garages	Direct Access, Driveway, Electric Vehicle Charging Station(s), Garage

View	Park/Greenbelt, Hills
Has Pool	Yes
Pool	Heated, In Ground, Private

## Exterior

Lot Description	Cul-De-Sac
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## Interior

Interior	Carpet, Wood
Interior Features	Cathedral Ceiling(s), High Ceilings, Bedroom on Main Level, Walk-In Pantry, Walk-In Closet(s)
Appliances	Double Oven, Dishwasher, Gas Cooktop, Microwave, Tankless Water Heater
Heating	Central, Solar
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Lobo
Middle	Bernice
High	San Clemente

## Additional Information

Date Listed	December 18th, 2023
Days on Market	40
Short Sale	N
RE / Bank Owned	N

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