

# **\$2,299,000 - 625 Avenida Acapulco, San Clemente**

MLS® #OC24006693

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## **\$2,299,000**

3 Bedroom, 3.00 Bathroom, 2,967 sqft  
Residential on 0 Acres

Palacio Del Mar (PD), San Clemente,

A jaw-dropping-ocean-view home! This special piece of real estate is truly a trophy property, located in welcoming SouthEast San Clemente, just a quick golfcart ride to the beach and downtown restaurants. This particular house has been opened up during renovations, bringing ocean views as a background to nearly every room so go ahead and entertain guests in your redesigned kitchen while admiring the dramatic Catalina Island view. A contemporary kitchen includes custom cabinets, drawer pull-out dishwasher, built-in SubZero refrigerator, double oven, second island sink, walk-in pantry, soft close drawers, granite counter tops, breakfast counter & travertine floors. An open floor plan layout. New wood flooring on the bottom floors and staircase blend nicely with the kitchen travertine and the overall coastal vibe, like from the fabulous dining room chandelier. Two sets of double doors connect both the family room and the dining room to the ocean-view back patio where there is space to add a hot tub and currently provides several areas to gather and watch dramatic sunsets. In this multi-level home, there's an ocean-view guest room with en suite bathroom with walk-in glass shower and a second guest room with adjacent full bath with tub and shower. Walk up the impressive entry-way stairs to the primary suite that occupies the entire top floor. The oversized bedroom, with new wood flooring and updated french doors to the balcony, can be configured with an office



space and additional private sitting area around the fireplace. An updated grand bathroom includes center-island storage, new large format ceramic tile flooring, jetted tub and walk-in shower. The ocean-facing balcony may be the best spot in the entire house. 625 Avenida Acapulco is the perfect combination of an elevated interior and stunning ocean views. Other upgrades include solar panels, a new roof (one year old), new water heater and freshly painted exterior trim. You'll be moments away from world famous surf spots, the San Clemente Beach Trail, our thriving downtown with shops & restaurants, easy access to the 5, toll road, San Diego and LA. Come see for yourself why this is such a special home in an ideal location!

Built in 1983

**Essential Information**

MLS® #	OC24006693
Price	\$2,299,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,967
Acres	0.13
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Kelly Leclair
Listing Office	CSIRA Properties Inc.

**Community Information**

Address	625 Avenida Acapulco
Area	SE - San Clemente Southeast
Subdivision	Palacio Del Mar (PD)

City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Amenities	Call for Rules, Management
Parking Spaces	4
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	City Lights, Panoramic, Canyon, Catalina, Coastline, Golf Course, Ocean
Pool	None
Security	Security System

## Exterior

Exterior	Stucco
Lot Description	0-1 Unit/Acre
Construction	Stucco
Foundation	Slab

## Interior

Interior	Stone, Wood
Interior Features	Primary Suite, Walk-In Pantry, Walk-In Closet(s), Balcony, Bedroom on Main Level, Built-in Features, Granite Counters, High Ceilings, Living Room Deck Attached, Open Floorplan, Pantry, Storage
Appliances	Built-In Range, Dishwasher, Disposal, Double Oven, Dryer, Freezer, Gas Cooktop, Gas Range, 6 Burner Stove, Microwave, Refrigerator, Washer
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Family Room, Primary Bedroom
# of Stories	2
Stories	Multi/Split, Two

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	January 16th, 2024
Days on Market	8

Short Sale                      N

RE / Bank Owned        N

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