

# **\$1,899,000 - 132 Avenida Miramar, San Clemente**

MLS® #OC24009373

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**\$1,899,000**

3 Bedroom, 2.00 Bathroom,  
Residential Income on 0 Acres

other, San Clemente,

Beautifully preserved historic Ole Hanson home known as "Casa Miramar." Originally built in 1926 for San Clemente's volunteer fire chief making this the perfect opportunity to immerse yourself in the early culture of the Spanish Village by the Sea. The historic aesthetic and style envisioned by Ole Hanson himself is evident in its red tile roof and white stucco walls. This residence is a Spanish architectural dream. The original 1926 front house is single level and has 2 bedrooms and 1 bathroom. An addition in the back has exterior stairs leading to a separate, private entrance to the 1 bedroom, 1 bath casita on the upper level. The front house is on the Mills Act as a historic property for substantially lower property taxes. A great tax benefit! The front house has been tastefully updated, but still retains the original look and design of the home. Some of the original features include the signature gas fireplace and tilework, the original rustic wood front door, brick archways, and hand hewn oak floors. Updates include stainless steel appliances including a Viking range and built-in microwave and a gorgeous, updated bathroom. Both the master bedroom and the kitchen have access to a quaint deck to enjoy your morning coffee. The casita showcases a spacious open floorplan, a lovely set of French doors opening to a Juliet balcony with hill views, a beautifully designed kitchen, and a large walk-in shower. The gated driveway leads to an attached carport with four storage closets two of which include separate



laundry hook ups for both the front house and the casita. Centrally located and close to the best of San Clemente! Only three blocks to Del Mar with a multitude of eclectic shops and restaurants and a short walk to the beach and the San Clemente Beach Trail!

Built in 1926

## Essential Information

MLS® #	OC24009373
Price	\$1,899,000
Bedrooms	3
Bathrooms	2.00
Acres	0.09
Year Built	1926
Type	Residential Income
Sub-Type	Duplex
Style	Spanish
Status	Closed
Listing Agent	Jeremy Conrad
Listing Office	Conrad Realtors Inc

## Community Information

Address	132 Avenida Miramar
Area	SC - San Clemente Central
Subdivision	other
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Parking Spaces	4
Parking	Attached Carport, Carport, Driveway, Gated, Storage
Garages	Attached Carport, Carport, Driveway, Gated, Storage
View	None
Waterfront	Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None

## Exterior

Exterior	Stucco
Lot Description	Front Yard, Landscaped, Street Level
Roof	Tile
Construction	Stucco

## Interior

Interior	Wood
Interior Features	Ceiling Fan(s), Bedroom on Main Level, Beamed Ceilings, High Ceilings, Stone Counters
Appliances	Dishwasher, Gas Range, Microwave
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## Additional Information

Date Listed	January 24th, 2024
Days on Market	47
Short Sale	N
RE / Bank Owned	N

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