

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

MLS® #OC24009390

---

**\$1,899,000**

3 Bedroom, 2.00 Bathroom, 1,600 sqft

Residential 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® #	OC24009390
Price	\$1,899,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,600
Acres	0.09
Year Built	1926
Type	Residential
Sub-Type	Single Family Residence
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
Garages	Attached Carport, Carport, Driveway, Gated
View	None
Waterfront	Ocean Side Of Freeway, Ocean Side Of Highway

Pool	None
------	------

## Exterior

Lot Description	Front Yard, Landscaped, Street Level, Near Park
-----------------	---

Roof	Tile
------	------

## Interior

Interior	Wood
----------	------

Interior Features	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Bedroom on Main Level, Storage
-------------------	--

Appliances	Dishwasher, Gas Range, Microwave
------------	----------------------------------

Cooling	None
---------	------

Fireplace	Yes
-----------	-----

Fireplaces	Living Room
------------	-------------

# of Stories	2
--------------	---

Stories	Two
---------	-----

## School Information

District	Capistrano Unified
----------	--------------------

## Additional Information

Date Listed	January 24th, 2024
-------------	--------------------

Days on Market	47
----------------	----

Short Sale	N
------------	---

RE / Bank Owned	N
-----------------	---

Based on information from California Regional Multiple Listing Service, Inc. as of May 11th, 2024 at 9:54pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.