

# **\$1,350,000 - 220 Avenida Montalvo # 2b, San Clemente**

MLS® #OC24009826

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## **\$1,350,000**

3 Bedroom, 2.00 Bathroom, 1,896 sqft

Residential on 0 Acres

sea canyon, San Clemente,

Beautiful setting in the canyon on " The Loop" of SW San Clemente! This neighborhood enjoys the location of nearby beach access, oceanfront park with steps to the beach trail & the serenity of being away from tourist attractions. Residents & competitive surfers know the nearby location of infamous waves found at nearby Trestle's Beach. This property has a very open floorplan with dining options of 20 or more of your closest friends and this list will grown quickly once the secret is out of your new beach house! Entertaining is a joy both summer & winter. Kitchen opens to living area, dining area, breakfast nook, private balcony and atrium that all enjoy the ocean/canyon views while sitting around the fireplace enjoying the dream.

When purchased owners installed beautiful slate flooring, granite counter tops and the expansive serving area is great for a buffet or enjoying a burger from BBQ area. Venetian plaster walls, ceiling fan & bookshelf style display area surround the breakfast nook, there are barstools for a more casual meal or for a formal meal there is a larger area adjacent to the balcony. Full-size walk-in laundry area; with wash basin. Hall bathroom made of stone. THE primary bedroom enjoys 2 closets, dual basins, built in dresser, ceiling fan, plantation shutters and complete privacy. There is so much storage inside the property but if not, enough; there is more storage in the garage area. When the rain comes a natural sound of rushing waters, crickets & frogs echo



throughout the canyon. These are similar to those paid for "sounds of nature" that Alexa uses to lull one to sleep. There are only 3 units in this community, and all are long term owners. There hasn't been a sale in over 15 years. Please be courteous of cooperative tenants and schedule appointments for viewing. Tenants moving end of the month, call for details.

Built in 1980

**Essential Information**

MLS® #	OC24009826
Price	\$1,350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,896
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Karen Conley
Listing Office	Re/Max Coastal Homes

**Community Information**

Address	220 Avenida Montalvo # 2b
Area	SW - San Clemente Southwest
Subdivision	sea canyon
City	San Clemente
County	Orange
Zip Code	92672

**Amenities**

Amenities	Barbecue
Utilities	Cable Available
Parking Spaces	2

Parking	Door-Multi, Garage, Garage Door Opener, Garage Faces Front, Side By Side
# of Garages	2
Garages	Door-Multi, Garage, Garage Door Opener, Garage Faces Front, Side By Side
View	Canyon, Creek/Stream, Ocean
Pool	None

## Exterior

Lot Description	Near Park, Sprinkler System
Roof	Common Roof

## Interior

Interior	Stone
Interior Features	Balcony, Ceiling Fan(s), Granite Counters, Living Room Deck Attached, Open Floorplan, Primary Suite, Stone Counters, Storage
Appliances	Dishwasher, Refrigerator, Dryer, Washer, Disposal, Gas Oven, Gas Water Heater, Microwave
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	1
Stories	One, Multi/Split

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	January 15th, 2024
Days on Market	71
Short Sale	N
RE / Bank Owned	N

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