

# **\$1,288,000 - 416 Via Pichon, San Clemente**

MLS® #OC24009946

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## **\$1,288,000**

3 Bedroom, 2.00 Bathroom, 1,618 sqft  
Residential on 0 Acres

Seascape Village (SS), San Clemente,

Panoramic ocean views grace this lovely, remodeled, one level home just a mile from the beach! Looking West from the expansive kitchen, patio and living room, enjoy sunset views that enhance any evening meal or fabulous glass of wine after work! Located just around the corner from the community tennis and pickle ball courts, pool and spa! This corner lot is enhanced with an expansive, lush green area leading to the double front doors and providing plenty of privacy. Gorgeous wood floors, vaulted ceilings and a beautiful open floor plan, welcome you home. Beamed ceilings frame the formal living room with a double sliding door exit out to the back patio. The formal dining room exits out to a darling private atrium that also compliments the third bedroom or office space. The gourmet kitchen has custom cabinetry, generous storage, slab granite and stainless steel appliances. The newer double pane windows and sliding glass doors, as well as the leaded glass double door entry, provide opportunity throughout, for fresh sunshine to stream in! The owner's suite provides a luxurious place to rest, two walls of closet space and a lovely remodeled bath with dual vanities and beautiful finishes. The secondary bedroom is complimented with a double closet and plantation shutters as well as a view. The third bedroom which is currently used as a home office space, looks out towards the private atrium and is next to the full secondary remodeled bath. Full interior laundry room provides additional storage



space and includes the washer and dryer onsite, just pack and move in. Two car direct access garage, provides ease of use for unloading all of the goodies that you can pick up just around the corner, with close access to shopping and dining. Beach close, easy train access, wonderful schools, minutes from Dana Point Harbor, San Clemente Pier and Doheny beach, make this location irresistible! This home is very special, don't miss the chance to see it for yourself!

Built in 1978

### **Essential Information**

MLS® #	OC24009946
Price	\$1,288,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,618
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch, Patio Home
Status	Closed
Listing Agent	Michelle Hinckley-pease
Listing Office	Regency Real Estate Brokers

### **Community Information**

Address	416 Via Pichon
Area	SN - San Clemente North
Subdivision	Seascape Village (SS)
City	San Clemente
County	Orange
Zip Code	92672

### **Amenities**

Amenities	Maintenance Grounds, Pickleball, Pool, Spa/Hot Tub, Tennis Court(s)
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Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Door-Single, Garage, Garage Faces Rear
# of Garages	2
Garages	Direct Access, Door-Single, Garage, Garage Faces Rear
View	City Lights, Neighborhood, Ocean, Panoramic
Waterfront	Ocean Side Of Freeway
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s), Security Lights

## Exterior

Exterior	Stucco
Lot Description	Corner Lot, Garden, Level, Sloped Up
Windows	Custom Covering(s), Double Pane Windows, Plantation Shutters
Roof	Asphalt, Composition
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Wood
Interior Features	Beamed Ceilings, Ceiling Fan(s), Cathedral Ceiling(s), Granite Counters, Living Room Deck Attached, Open Floorplan, Unfurnished, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s)
Appliances	Built-In Range, Dishwasher, Gas Range, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Vented Exhaust Fan, Dryer, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Gas Starter, Living Room
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
Elementary	Palisades

Middle	Shorecliff
High	San Clemente

### **Additional Information**

Date Listed	January 15th, 2024
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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