

# \$899,000 - 169 Avenida Adobe, San Clemente

MLS® #OC24036725

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## \$899,000

2 Bedroom, 2.00 Bathroom, 1,192 sqft  
Residential on 0 Acres

President Heights I (PH), San Clemente,

Live close to the beach at this fully remodeled two-level condo in San Clemente's Presidential Heights community. Completely move-in ready, the two-bedroom, one-and-one-half-bath residence beautifully reveals a host of on-trend appointments, high-end finishes and valuable improvements. Approximately 1,192 square feet, the open-style design features a gated front patio for private entertaining, and a custom Dutch entry door that exemplifies the home's welcoming vibe. That friendly ambiance continues indoors, where the living and dining rooms open via large sliding-glass doors to a backyard with privacy walls and host a beamed ceiling and chic bar. A breakfast bar is all that separates the dining room from the impressive kitchen, complete with quartz countertops, white Shaker cabinetry, a new sink, over-cooktop pot filler, upgraded plumbing fixtures and stainless-steel appliances. Newer cabinetry increases storage in the attached one-car garage, and upgraded windows and doors, polished concrete flooring on the first level, and a sleek staircase with new custom railing enhance the condo's style. Upstairs, new tile floors, custom closets and vaulted ceilings complement both bedrooms, with one opening to a balcony and the other featuring a walk-in closet. Both baths were remodeled in 2023 and display quartz countertops, Shaker cabinetry and new sinks and plumbing. Located in the coastal hills above the San Clemente Municipal Golf



Course, Presidential Heights is a mature, sought-after address that features numerous community pools and a setting near Vista Bahia Park, trails, surf spots, and downtownâ€™s shops, restaurants and pier.

Built in 1973

**Essential Information**

MLS® #	OC24036725
Price	\$899,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,192
Acres	0.03
Year Built	1973
Type	Residential
Sub-Type	Condominium
Style	Spanish
Status	Closed
Listing Agent	Adam Trejo
Listing Office	Inhabit Real Estate

**Community Information**

Address	169 Avenida Adobe
Area	SE - San Clemente Southeast
Subdivision	President Heights I (PH)
City	San Clemente
County	Orange
Zip Code	92672

**Amenities**

Amenities	Maintenance Grounds, Pool
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Phone Available
Parking Spaces	1
Parking	Direct Access, Door-Single, Garage Faces Front, Garage, Garage Door

	Opener, Private, Storage, On Site
# of Garages	1
Garages	Direct Access, Door-Single, Garage Faces Front, Garage, Garage Door Opener, Private, Storage, On Site
View	Neighborhood, Peek-A-Boo
Has Pool	Yes
Pool	In Ground, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Sprinklers In Rear, Lawn, Landscaped, Sprinkler System, Street Level, Walkstreet, Yard
Windows	Blinds, Double Pane Windows, Screens
Roof	Tile

## Interior

Interior	Stone, Tile, Concrete
Interior Features	Beamed Ceilings, Built-in Features, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Bar, Walk-In Closet(s)
Appliances	Built-In Range, Dishwasher, Electric Oven, Gas Cooktop, Disposal, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Water To Refrigerator
Heating	Central
Cooling	None
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

## Additional Information

Date Listed	February 22nd, 2024
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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