

# \$1,200,000 - 303 Calle Cuervo, San Clemente

MLS® #OC24036991

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**\$1,200,000**

2 Bedroom, 2.00 Bathroom, 1,279 sqft  
Residential on 0 Acres

President Heights II (PT), San Clemente,

Experience coastal living at its finest in this stunning single-level, 2 bedroom, 2 bathroom home with panoramic ocean and sunset views. Rarely on the market, this end unit offers a spacious and brightly lit interior that immediately feels like a vacation retreat. Each window frames a masterpiece, offering endless views of the shimmering ocean and the lush greenbelt. The living, dining, kitchen and bedrooms offer vaulted ceilings lending to a weightless feel as you move throughout the homes. The home lives much larger than it's size suggests. The living rooms offers a tranquil area to relax, take in the views and enjoy a sunset by the fireplace. The kitchen offers ample space with a mindfully placed picture frame window above the sink. Both bedrooms are spacious with large views and the primary offers and a large walk in closet. Both bathrooms have been recently updated, along with new luxury vinyl wood like floors throughout. Step outside to your own piece of paradise; the gentle sea breeze and tranquil surroundings create a perfect setting for relaxation or alfresco dining. Located amongst multimillion dollar homes, this Presidential Heights II home not only provides a picturesque lifestyle but also the convenience of nearby golf, beaches, and specialty stores and dining in downtown San Clemente. Don't miss the opportunity to call this rarely offered gem your own – a place where every day feels like a vacation.



Built in 1977

## Essential Information

MLS® #	OC24036991
Price	\$1,200,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,279
Acres	0.06
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brandi Cumin
Listing Office	Luxre Realty, Inc.

## Community Information

Address	303 Calle Cuervo
Area	SE - San Clemente Southeast
Subdivision	President Heights II (PT)
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Amenities	Pool, Spa/Hot Tub
Utilities	Cable Available, Electricity Available, Sewer Available, Water Available
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Park/Greenbelt, Golf Course, Ocean, Panoramic, Pool
Has Pool	Yes
Pool	In Ground, Association

## Exterior

Exterior	Adobe
Exterior Features	Awning(s)

Lot Description	ZeroToOneUnitAcre
Windows	Plantation Shutters
Roof	Composition
Construction	Adobe

### **Interior**

Interior	Laminate
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Microwave, Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
High	San Clemente

### **Additional Information**

Date Listed	February 27th, 2024
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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