

\$1,899,000 - 315 Calle Empalme, San Clemente

MLS® #OC24049551

\$1,899,000

4 Bedroom, 2.00 Bathroom, 2,349 sqft
Residential on 0 Acres

Broadmoor (BM), San Clemente,

Sold while processing and input for comp purposes Welcome to the picturesque hills of San Clemente, this updated single-level 4 bedroom 2 bathroom, ocean-view home seamlessly blends a coastal interior with a refreshed timeless exterior. As you approach the residence, the newer paved driveway and turf lawn elevate the curb appeal, setting the stage for effortless living. Inside discover an inviting open layout, offering an abundance of natural light, spacious design, and high ceilings. A custom stained glass feature adds a touch of coastal charm, complemented by newer Andersen windows and doors that enhance energy efficiency and aesthetic appeal throughout. The heart of the home is warmed by a double-sided fireplace, perfectly positioned between the living and family rooms. The formal dining room, complete with a convenient wet bar, provides the perfect opportunity for hosting and entertaining, while the light and bright kitchen offers ample storage and a separate breakfast nook. A charming small courtyard adjacent to the kitchen is the perfect setting for your morning coffee, connecting to a versatile room with built-in shelves, ideal for an office or additional bedroom. The main bedroom offers a spacious retreat with an ensuite providing a spa-like experience with dual sinks and a marble tile shower. Throughout the home, wood shutters adorn the windows, offering both privacy and style. Venture outside to the backyard and be greeted by breathtaking ocean views. With



close proximity to Verde Park and San Clemente's renowned beaches, this single-level modern home offers an unparalleled opportunity for coastal living at its finest.

Built in 1975

Essential Information

MLS® #	OC24049551
Price	\$1,899,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,349
Acres	0.13
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Bree Hughes
Listing Office	Compass

Community Information

Address	315 Calle Empalme
Area	SC - San Clemente Central
Subdivision	Broadmoor (BM)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Available
Parking Spaces	4
Parking	Door-Single, Garage
# of Garages	2
Garages	Door-Single, Garage

View	Panoramic, Coastline
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Front Yard
Roof	Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Laminate, Tile
Interior Features	All Bedrooms Down, Atrium, Bedroom on Main Level, Main Level Primary
Appliances	Double Oven, Dishwasher, Gas Range, Refrigerator
Heating	Central, Fireplace(s)
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Lobo
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	April 9th, 2024
Short Sale	N
RE / Bank Owned	N

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