

\$925,000 - 113 Via Breve # 23, San Clemente

MLS® #OC24161352

\$925,000

2 Bedroom, 2.00 Bathroom, 1,250 sqft
Residential on 0 Acres

Bay Cliff Village (BV), San Clemente,

MAJOR PRICE IMPROVEMENT! Enjoy cool Ocean breezes in your Cottage by the Sea! Available for the first time in 30 years, this property offers the perfect blend of comfort, convenience, and charm. The ideal place to call home, whether returning from your workday, enjoying retirement, or as a second home by the beach. One of only 3 homes with this coveted interior courtyard facing location features the in demand single-level floor plan and has been entirely refreshed with brand new laminate wood plank flooring, white paint throughout, wood look vinyl shutters, dual pane vinyl windows, and crown molding. The updated kitchen is bright and cheerful, with two windows that flood the space with natural light, updated counters, and a newer gas range. The large living room overlooks a professionally landscaped open courtyard, complete with tropical native plants and a charming gazebo. The spacious primary bedroom looks out upon the pretty courtyard and features the highly desired private en-suite bathroom. The spacious dining area, with its inviting French doors, leads to a tropical back patio, ideal for the casual elegance of outdoor living and entertaining. A detached garage provides secure parking convenience and ample storage. Located in the well-maintained Bay Cliff Village community, this home offers easy access to an array of amenities and attractions. Enjoy world-class beaches, the San Clemente Pier, Dana Point Harbor, surfing, boating, fishing,



hiking trails, golf courses, outlet mall shopping, and downtown boutiques, restaurants, and theaters. Public pickleball and tennis courts are also nearby, catering to both peaceful relaxation and an active, vibrant lifestyle. This is your time to enjoy life - This is what youâ€™ve worked for This is your opportunity to live your best life in a beautiful beach home within a quiet, Age-Qualified community (55 and over). Come live your best life here in San Clemente. Please note some photos have virtual staging and/or virtual renovation ideas. Photos with empty current condition are also included.

Built in 1963

Essential Information

MLS® #	OC24161352
Price	\$925,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,250
Acres	0.03
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Elizabeth Turner
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	113 Via Breve # 23
Area	SN - San Clemente North
Subdivision	Bay Cliff Village (BV)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Amenities	Clubhouse
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Door-Single, Garage, Garage Door Opener, Guest, Private
# of Garages	1
Garages	Door-Single, Garage, Garage Door Opener, Guest, Private
View	Courtyard
Waterfront	Ocean Side Of Freeway
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Drywall, Stucco
Exterior Features	Awning(s)
Lot Description	Back Yard, Greenbelt, Landscaped, Near Public Transit, Street Level, Yard
Windows	Double Pane Windows, Plantation Shutters, Screens
Roof	Composition
Construction	Drywall, Stucco

Interior

Interior	Carpet, Wood
Interior Features	Unfurnished, All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Built-In Range, Dishwasher, Disposal, Gas Oven, Gas Water Heater, Microwave
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Gas Starter, Living Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
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Additional Information

Date Listed	August 7th, 2024
Days on Market	131

Short Sale N

RE / Bank Owned N

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