

# **\$1,479,000 - 305 Cazador Lane # B, San Clemente**

MLS® #OC24237561

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**\$1,479,000**

3 Bedroom, 3.00 Bathroom, 1,635 sqft  
Residential on 0 Acres

Other, San Clemente,

Perched on the edge of the stunning T-Street Canyon, this coastal haven epitomizes the essence of breezy beach living. With panoramic canyon views and glimpses of the ocean, this home offers a serene retreat just steps from the sand and a short walk to vibrant downtown. Perfectly positioned to embrace the laid-back coastal lifestyle, the home has been thoughtfully upgraded to provide both charm and modern convenience. Recent updates include a new roof (2021), Anderson dual-pane windows, French patio doors, and brand-new window coverings, all designed to enhance energy efficiency and comfort. LED lighting throughout the home illuminates the stylish new laminate flooring, which boasts a 30-year warranty and lends a fresh, beachy vibe. The remodeled kitchen is a standout, featuring custom cabinetry with pull-out shelves, elegant quartz countertops, a shimmering tile backsplash, and newer appliances. A built-in banquette with under-seat storage adds a touch of cozy sophistication, perfect for coastal dining. The family room beckons with a warm and inviting fireplace outfitted with a custom screen, offering the perfect spot to unwind after a day by the ocean. Upstairs, the primary suite serves as a tranquil escape, complete with soaring vaulted ceilings, generous closet, a dual-sink vanity, and a spa-like walk-in shower. All bathrooms have been tastefully renovated, with thoughtful touches like solar tube skylights and water-saving fixtures. A



spacious loft enhances the home’s charm with a built-in, remote-controlled hideaway TV cabinet, a large skylight with a sunshade, and ample natural light. Practicality meets style with an upstairs laundry room featuring its own skylight. Outdoor spaces elevate the experience, with three balconies offering breathtaking canyon views and refreshing ocean breezes. The low-maintenance design ensures more time for enjoying the coastal lifestyle. Additional highlights include an under-sink water heater for warm post-beach rinses, an insulated metal garage door, and double-insulated attic spaces for year-round comfort. This home seamlessly blends coastal elegance, modern upgrades, and the beauty of its natural surroundings—delivering the ultimate dream beachside lifestyle.

Built in 1981

**Essential Information**

MLS® #	OC24237561
Price	\$1,479,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,635
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Condominium
Style	Spanish
Status	Closed
Listing Agent	Trevor Phelps
Listing Office	First Team Real Estate

**Community Information**

Address	305 Cazador Lane # B
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Area	SC - San Clemente Central
Subdivision	Other
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Amenities	Maintenance Grounds, Insurance
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Ocean, Canyon, Neighborhood, Peek-A-Boo, Trees/Woods
Pool	None

## Exterior

Windows	Double Pane Windows, Skylight(s)
Roof	Tile

## Interior

Interior	Laminate, Bamboo
Interior Features	Primary Suite, All Bedrooms Up, Ceiling Fan(s), Eat-in Kitchen, Loft, Pantry, Recessed Lighting, See Remarks, Walk-In Pantry
Appliances	Dishwasher, Gas Range, Microwave, Range Hood
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Clarence Lobo
Middle	Shorecliff
High	San Clemente

## Additional Information

Date Listed	November 13th, 2024
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Days on Market      77

Short Sale            N

RE / Bank Owned    N

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