

\$1,375,000 - 2403 Avenida Mastil # 76, San Clemente

MLS® #OC25008339

\$1,375,000

3 Bedroom, 3.00 Bathroom, 1,417 sqft

Residential on 6 Acres

New Providence (NP), San Clemente,

MESMERIZING & PANORAMIC 180 DEGREE SIT-DOWN OCEAN VIEWS FROM ALL MAIN LIVING AREAS, KITCHEN & PRIMARY BEDROOM! INCREDIBLE & UNBLOCKABLE OCEAN, CATALINA ISLAND, SAN CLEMENTE ISLAND, HILLSIDES & CITY LIGHT VIEWS! DRAMATIC & ENTRANCING SUNSETS WILL BE YOUR™S EVERY EVENING! ENJOY CA/COASTAL LIFESTYLE IN THIS ENTRANCING HOME. THE EXPANSIVE REAR YARD DECK PROVIDES A FULLY COVERED LANAI STYLE PATIO, COULD EASILY BE TRANSFORMED INTO AN OUTDOOR LIVING ROOM/KITCHEN. REAR YARD INCLUDES A SPARKLING & NEWLY REFURBISHED CUSTOM ISLAND W/SINK & ROOM FOR BARSTOOLS, CUSTOM LIGHTING, PEBBLE FACED RAISED GARDENS, AMPLE ROOM FOR ENTERTAINING, ALL WITH OCEAN VISTAS. THE REAR YARD WRAPS AROUND TO LARGE SIDE YARD WITH DECK & SLIDING SIDE DOOR INTO HOME, A CONVENIENT AREA FOR BBQ. SIDE YARD STRETCHES FORWARD TO THE CAPTIVATING FRONT COURTYARD, OFFERING A GATED & VERY PRIVATE SHADED ENTRY PATIO, OFFERING TROPICAL STYLE ROCK SURROUNDED POND & GARDEN. FROM THIS TRANQUIL SETTING, STEP INTO THE HOME WITH ENTRANCING OCEAN VIEWS SETTING THE MOOD FOR A HARMONIOUS & RELAXING LIFESTYLE. THE INVITING LIVING ROOM PROVIDES A DRAMATIC



STACKED STONE FIREPLACE & IS ADJACENT TO A LARGE DINING ROOM, BOTH AREAS OFFER EXPANSIVE NEARLY FLOOR TO CEILING WINDOWS, FILLED WITH BLUE PACIFIC VIEWS. A SLIDING DOOR OPENS TO THE REAR PATIO & BOTH ROOMS OPEN TO THE WELL DESIGNED KITCHEN, YIELDING GRANITE COUNTERS*CUSTOM CABINETRY* GLASS FRONT ACCENT CABINETS*STONE TILE BACKSPLASH*STAINLESS APPLIANCES*CONVENIENT PANTRY & LARGE BREAKFAST BAR. ALL AREAS CREATE ONE SPECTACULAR LIVING SPACE! BEYOND KITCHEN FIND LAUNDRY ROOM WITH DIRECT ACCESS GARAGE. THE VERY PRIVATE PRIMARY BEDROOM SITS APART FROM THE 2 GUEST ROOMS & PROVIDES ENSUITE BATH, WALK-IN WARDROBE & VERY STRIKING OCEAN VISTAS. GENEROUS SECONDARY BEDROOMS OFFER FULL GUEST BATH ALL BATHS OFFER GRANITE COUNTERS, NEWER HARDWARE & CABINETRY & LIGHTING.

THIS EXQUISITE RESIDENCE OFFERS ONE OF THE VERY BEST VIEWS IN THE AREA, LOCATED ON A CULDESAC IN A BEAUTIFUL, INVITING & MUCH SOUGHT NEIGHBORHOOD. CLOSE TO VISTA HERMOSA SPORTS PARK, HIKING TRAILS, JUST A FEW MINUTE DRIVE TO THE NEWER ELEGANT SAN CLEMENTE OUTLETS, ENCOMPASSING MANY DINING EXPERIENCES, METROPOLITAN THEATRE & A MULTITUDE OF SHOPS. A SHORT DISTANCE FINDS YOU DOWNTOWN S.C. WITH DINING, SHOPS & ENTERTAINMENT. ALL THIS PLUS THE FAMOUS BEACHES, S.C. PIER, BEACH TRAIL & JUST NORTH, DANA POINT HARBOR! LOW HOA, INCREDIBLE OCEAN VIEW HOME..PLEASE DONâ€T WAIT.. THIS INCREDIBLE OPPORTUNITY WILL NOT WAIT !!!

Built in 1986

Essential Information

MLS® #	OC25008339
Price	\$1,375,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,417
Acres	6.12
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ken Dembowski
Listing Office	RE/MAX Select One

Community Information

Address	2403 Avenida Mastil # 76
Area	MH - Marblehead
Subdivision	New Providence (NP)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Maintenance Front Yard
Parking Spaces	2
Parking	Concrete, Direct Access, Garage, Garage Door Opener
# of Garages	2
Garages	Concrete, Direct Access, Garage, Garage Door Opener
View	City Lights, Hills, Neighborhood, Catalina, Ocean, Panoramic, Park/Greenbelt
Pool	None
Security	Fire Sprinkler System

Exterior

Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Yard
Windows	Double Pane Windows

Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Cathedral Ceiling(s), Separate/Formal Dining Room, Granite Counters, Open Floorplan, Recessed Lighting, All Bedrooms Up, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Washer, Dryer, Water To Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Marblehead
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	January 15th, 2025
Days on Market	21
Short Sale	N
RE / Bank Owned	N

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