

\$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 YOURS™ 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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