

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

MLS® #OC25008339

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## **\$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  
DON'€™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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