

# **\$2,500,000 - 229 Avenida Monterey # A, San Clemente**

MLS® #OC25011271

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## **\$2,500,000**

4 Bedroom, 4.00 Bathroom, 2,556 sqft  
Residential on 0 Acres

None, San Clemente,

Spectacular, new construction luxury condo in vibrant San Clemente, including a private entrance ADU with a full kitchen, bedroom and full bath. This contemporary beach chic unit lives like a single family home, complete with an attached two-car garage, large driveway and a grassy backyard, all just a short stroll from the beach or Del Mar. Enjoy the luxury finishes, 12-foot ceilings and rear slider door that bring the beauty and tranquility of the natural coastal canyon into your great room.

Entertain in the beautiful chef's kitchen, complete with premier appliances, large island, cabinets that reach the soaring ceiling, dining space and a butler's pantry. A downstairs bedroom and the two upstairs bedrooms are generously sized, with nice baths and closets. Enjoy your morning coffee or sunset cocktail on the balcony of your large primary suite, overlooking the tropical canyon with a peek-a-boo view of the ocean. An attached, oversized garage provides reliable parking and additional storage that is prized in this coastal district.

The included 1 bed, 1 bath ADU can serve many functions: a private space for in-laws, guests or young adults; a large private home office or an income-producing apartment. Additionally, extra care was taken to eliminate sound between the units, as they are offset insulated and double drywalled to provide the best experience for all residents. Be sure to



check out the other 4 bedroom unit (without an ADU) that is also available for sale.

The prime location on the edge of Southwest San Clemente gives you incredible access to the beach, some of the world's best surf, restaurants, shopping, walking/biking trails and community events in the "Little Spanish Town by the Sea." Nearby Dana Point and San Juan Capistrano also provide opportunities for entertainment, boating, horse-riding and open space.

Just about an hour to either Los Angeles or San Diego, and 30 minutes to Santa Ana airport, San Clemente is known to have one of the best climates in the World, and the clever design and location of this home offers exceptional indoor/outdoor luxury living in the heart of it all.

Built in 2025

**Essential Information**

MLS® #	OC25011271
Price	\$2,500,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,556
Acres	0.26
Year Built	2025
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Paul Brutoco
Listing Office	Engel & Volkers Dana Point

**Community Information**

Address	229 Avenida Monterey # A
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Area	SC - San Clemente Central
Subdivision	None
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Deck, Direct Access, Driveway, Garage, Garage Faces Front, Off Street, Oversized
# of Garages	2
Garages	Deck, Direct Access, Driveway, Garage, Garage Faces Front, Off Street, Oversized
View	Canyon, Coastline, Ocean, Peek-A-Boo, Water
Waterfront	Beach Access, Ocean Access, Ocean Side Of Freeway
Pool	None

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Landscaped
Roof	Metal
Construction	Stucco
Foundation	Slab

## Interior

Interior	Vinyl
Interior Features	Bedroom on Main Level, Breakfast Bar, Eat-in Kitchen, High Ceilings, In-Law Floorplan, Open Floorplan, Primary Suite, Quartz Counters, Recessed Lighting, Stone Counters, Walk-In Closet(s), Walk-In Pantry
Appliances	Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, SixBurnerStove, Tankless Water Heater
Heating	Ductless
Cooling	Ductless
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

**School Information**

District                      Capistrano Unified

**Additional Information**

Date Listed                      January 16th, 2025  
Days on Market                10  
Short Sale                        N  
RE / Bank Owned            N

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