

# **\$1,550,000 - 117 Avenida Cabrillo, San Clemente**

MLS® #OC25022041

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## **\$1,550,000**

2 Bedroom, 1.00 Bathroom, 1,014 sqft  
Residential on 0 Acres

Southwest, San Clemente,

Built by San Clemente's legendary founder Ole Hanson, this 1927 home is a living piece of the town's architectural heritage. Located a stone's throw from the bustling Avenida Del Mar, the extraordinary property unlocks endless possibilities with a rare double-zoning for both residential and commercial use. And now, it's back on the market for the first time in 50 years. As you approach, classic Spanish Revival architecture immediately catches the eye. The red tile roof and stucco walls speak to Hanson's enduring vision for his "Spanish Village by the Sea". Cross the threshold through cross-beamed double entry doors into a space steeped in history, featuring warm wood floors and an adobe-style fireplace. Cozy and functional, the 2-bedroom, 1-bath home offers just over 1,000 square feet of interior living space. The spacious family room provides ample room for relaxation or entertaining, while the generous front patio invites you to bask in the California sun and sunsets and watch the world go by. Step outside, and you're in the heart of San Clemente's vibrant business district. Dozens of cafes, restaurants, bars, and boutique shops line nearby Avenida Del Mar, offering a unique blend of small-town charm and modern convenience. The San Clemente pier, local beaches, and the scenic beach trail are all within short distance, as are the community center and the Cabrillo Playhouse. The year-round San Clemente trolley stops nearby, offering free rides around town. With effortless



access to the 5 Freeway, the rest of Southern California is at your fingertips. This rare gem is an opportunity to be part of San Clemente's history and write your own chapter in its story.

Built in 1927

**Essential Information**

MLS® #	OC25022041
Price	\$1,550,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,014
Acres	0.08
Year Built	1927
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Trenton Mason
Listing Office	DOUGLAS ELLIMAN OF CALIFORNIA, INC.

**Community Information**

Address	117 Avenida Cabrillo
Area	SC - San Clemente Central
Subdivision	Southwest
City	San Clemente
County	Orange
Zip Code	92672

**Amenities**

Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Phone Available, Phone Connected, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	3
Parking	Concrete, On Site
Garages	Concrete, On Site
View	Ocean

Waterfront	Ocean Side Of Freeway
Pool	None

## Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre
Windows	Wood Frames
Roof	Tile
Construction	Stucco

## Interior

Interior	Tile, Wood
Interior Features	Balcony, Bedroom on Main Level, Main Level Primary, Storage
Appliances	Disposal, Gas Cooktop, Gas Oven, Gas Range, Gas Water Heater, Range Hood, Water Heater
Heating	Fireplace(s), Wall Furnace
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

## Additional Information

Date Listed	January 27th, 2025
Days on Market	31
Zoning	Dual
Short Sale	N
RE / Bank Owned	N

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