

# \$1,050,000 - 173 Avenida Baja, San Clemente

MLS® #OC25024660

## \$1,050,000

2 Bedroom, 2.00 Bathroom, 1,024 sqft  
Residential on 0 Acres

President Heights I (PH), San Clemente,

Welcome to 173 Avenida Baja, an extremely private end-unit home in the Presidential Heights community of SE San Clemente. This single-level 2-bedroom, 2-bathroom home features 1,024 square feet of living space with only one shared wall, offering added privacy. The home's open and airy atmosphere is enhanced by soaring ceilings and a multitude of windows that flood the space with natural light. The inviting interior boasts beautiful hardwood floors, and the spacious living area opens to a serene private patio that backs up to a lush greenbelt. A two-car garage offers ample parking and storage, while the community features beautifully maintained rolling grass areas, perfect for outdoor enjoyment, as well as a pool. Situated just minutes from San Clemente's pristine beaches, charming downtown shops, and renowned restaurants, this home combines privacy, comfort, and a prime coastal location for the perfect blend of coastal living.



Built in 1973

## Essential Information

MLS® #	OC25024660
Price	\$1,050,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,024

Acres	0.06
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kelly Galvin
Listing Office	CENTURY 21 Affiliated

### **Community Information**

Address	173 Avenida Baja
Area	SE - San Clemente Southeast
Subdivision	President Heights I (PH)
City	San Clemente
County	Orange
Zip Code	92672

### **Amenities**

Amenities	Maintenance Grounds, Pool, Water
Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Panoramic, Park/Greenbelt
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Exterior Features	Lighting
Lot Description	Back Yard

### **Interior**

Interior	Wood
Interior Features	Separate/Formal Dining Room, High Ceilings, Open Floorplan, Bedroom on Main Level, Main Level Primary, All Bedrooms Down, Built-in Features
Appliances	Dishwasher, Microwave
Heating	Central
Cooling	None

Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

### **Additional Information**

Date Listed	February 1st, 2025
Days on Market	16
Short Sale	N
RE / Bank Owned	N

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