

# \$1,595,000 - 119 Avenida Del Poniente, San Clemente

MLS® #OC25026455

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## \$1,595,000

4 Bedroom, 3.00 Bathroom,  
Residential Income on 0 Acres

None, San Clemente,

Step into the coastal lifestyle you've always dreamed of! This charming triplex in sunny San Clemente presents a rare opportunity to embrace desirable beachside living. With its freshly painted exterior, this property radiates warmth and nostalgia, setting the stage for your ideal coastal retreat. This triplex features one 2 bed/1 bath unit and two, 1 bed/1 bath units, all exuding a quintessential beach bungalow charm with wood-beamed ceilings that add to the cozy, cottage feel. Whether you're looking for an income-generating investment, a multi-family getaway, or your personal beachside haven, this property offers flexibility and timeless appeal. Located just a few blocks from San Clemente's pristine beaches, you'll enjoy sun-soaked days on the sand, scenic coastal trails, and year-round surfing at world-famous Trestles. This location is a dream for outdoor enthusiasts and beach lovers alike. For the first time in years, this property is available on the open market—an exceptionally rare opportunity in this prime west-of-the-5 location. Situated minutes from top-rated schools, scenic parks, shopping and fantastic dining, this income property is located in an ideal location with endless possibilities. Don't miss your chance to own a slice of San Clemente's coveted beach lifestyle. Opportunities like this are once in a lifetime—seize the moment and make this investment property yours!



Built in 1953

## Essential Information

|                |                    |
|----------------|--------------------|
| MLS® #         | OC25026455         |
| Price          | \$1,595,000        |
| Bedrooms       | 4                  |
| Bathrooms      | 3.00               |
| Acres          | 0.09               |
| Year Built     | 1953               |
| Type           | Residential Income |
| Sub-Type       | Triplex            |
| Status         | Closed             |
| Listing Agent  | Jill Livingston    |
| Listing Office | Compass            |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 119 Avenida Del Poniente  |
| Area        | SC - San Clemente Central |
| Subdivision | None                      |
| City        | San Clemente              |
| County      | Orange                    |
| Zip Code    | 92672                     |

## Amenities

|                |                                  |
|----------------|----------------------------------|
| Utilities      | Cable Available, Sewer Connected |
| Parking Spaces | 4                                |
| Parking        | Driveway, Garage                 |
| # of Garages   | 2                                |
| Garages        | Driveway, Garage                 |
| View           | Neighborhood                     |
| Pool           | None                             |

## Exterior

|                 |                                     |
|-----------------|-------------------------------------|
| Lot Description | Front Yard, Near Park, Street Level |
|-----------------|-------------------------------------|

## Interior

|                   |   |
|-------------------|---|
| Interior          | Tile, Vinyl   |
| Interior Features | All Bedrooms Down, Beamed Ceilings, Bedroom on Main Level |
| Appliances        | Refrigerator, Electric Range, Gas Range                   |
| Heating           | Wall Furnace  |
| Cooling           | None  |

|              |      |
|--------------|------|
| Fireplaces   | None |
| # of Stories | 1    |
| Stories      | One  |

### **Additional Information**

|                 |                    |
|-----------------|--------------------|
| Date Listed     | February 7th, 2025 |
| Days on Market  | 100                |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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