

\$3,499,000 - 145 Avenida Cadiz, San Clemente

MLS® #OC25029620

\$3,499,000

4 Bedroom, 4.00 Bathroom, 2,788 sqft
Residential on 0 Acres

other, San Clemente,

Stunning, custom-built contemporary residence in Southwest San Clemente epitomizing coastal, luxury living at its finest! Walk to T-Street Beach, downtown restaurants, and San Clemente Pier. Built in 2017, offering panoramic ocean views, an entertainer's dream backyard, and effortless elegance. This exquisite residence features 4 bedrooms + a loft, 4 bathrooms, and was designed for the ultimate coastal lifestyle and luxurious comfort in mind. Inside discover an open floor plan filled with abundant natural light. The inviting living room showcases a sleek, modern fireplace, creating a sophisticated ambiance. The chef's kitchen is a culinary masterpiece, crafted with quartz countertops including a large waterfall island, energy-efficient appliances, and chic lighting. Down the hall on the main level, find a large bedroom with an ensuite bathroom. The primary suite is on the upper level, featuring a fireplace, private balcony with ocean views, an impressive walk-in closet, and a sleek primary bath. Two secondary bedrooms and a full bathroom are also on the upper level boasting stylish finishes. The backyard is a stunning oasis complete with a fabulous pool/spa • with a waterfall and ambient lighting. The backyard is very private, surrounded by trees and a state-of-the-art fence. A built-in BBQ, fire pit, and built-in seating also make this the perfect space for outdoor gatherings. A detached two-car garage and extended driveway provide ample



parking. Additional highlights throughout include a fully paid solar system, energy-efficient upgrades, full copper plumbing, smooth coat exterior paint, built-in features, and a laundry chute. Dual AC system to keep the perfect climate upstairs and downstairs. Found in a premier SW San Clemente location, this exceptional coastal home is within walking distance to popular T-Street Beach, the San Clemente Beach Trail, and Avenida Del Mar downtown for excellent shopping and dining!

Built in 2017

Essential Information

MLS® #	OC25029620
Price	\$3,499,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,788
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Bill Conrad
Listing Office	Conrad Realtors Inc

Community Information

Address	145 Avenida Cadiz
Area	SW - San Clemente Southwest
Subdivision	other
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Parking Spaces	4
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Neighborhood, Ocean, Water
Waterfront	Ocean Side Of Freeway, Ocean Side Of Highway
Has Pool	Yes
Pool	Heated, Private, Solar Heat, Waterfall

Exterior

Exterior	Stucco, Copper Plumbing
Exterior Features	Lighting, Fire Pit
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Yard, Lawn
Construction	Stucco, Copper Plumbing

Interior

Interior	Tile, Wood
Interior Features	Breakfast Bar, Built-in Features, Balcony, Eat-in Kitchen, High Ceilings, Open Floorplan, Recessed Lighting, Storage, Primary Suite, Walk-In Closet(s), Bedroom on Main Level, Loft, Pantry, Stone Counters, Wired for Sound
Appliances	SixBurnerStove, Dishwasher, Disposal, Gas Range, Microwave, Range Hood, Water Softener, Barbecue, Built-In Range, Convection Oven, Double Oven, ENERGY STAR Qualified Appliances, Gas Oven, Self Cleaning Oven, Tankless Water Heater, Warming Drawer, Water Heater
Heating	Central, ENERGY STAR Qualified Equipment
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	April 3rd, 2025
Days on Market	46
Short Sale	N
RE / Bank Owned	N

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