

# \$3,200 - 104 Avenida San Gabriel # 1, San Clemente

MLS® #OC25029747

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## \$3,200

2 Bedroom, 2.00 Bathroom, 1,330 sqft

Residential Lease on 0 Acres

Other, San Clemente,

Experience coastal living at its best in this spacious, single-level apartment situated in South San Clemente. The open-concept design features a welcoming living room that flows seamlessly into a modern kitchen with sliding doors leading to an ocean-facing deck. The primary bedroom boasts an en-suite bathroom and sliding doors opening to a private yard that backs up to the scenic Municipal Golf Course. A well-appointed second bedroom is complemented by a full guest bathroom. This unit has been recently renovated with LVP flooring, stylish lighting, quartz countertops, modern appliances, and updated bathrooms. Additional conveniences include a shared on-site laundry area located in the garages below, a one-car garage, and an extra driveway parking space. Enjoy easy access to nearby restaurants, hiking trails, and popular State Parks & Beaches. This unit is a true gem for those seeking comfort, style, and a prime coastal location.



Built in 1972

## Essential Information

MLS® #	OC25029747
Price	\$3,200
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,330

Acres	0.11
Year Built	1972
Type	Residential Lease
Sub-Type	Apartment
Style	Contemporary, Traditional
Status	Closed
Listing Agent	Christian Wach
Listing Office	Talavera Real Estate

## Community Information

Address	104 Avenida San Gabriel # 1
Area	SE - San Clemente Southeast
Subdivision	Other
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Utilities	Cable Connected, Electricity Connected, Sewer Connected, Water Connected, Gardener, Sewer, Trash Collection, Water, Natural Gas Connected, Overhead Utilities
Parking Spaces	2
Parking	Driveway, Garage, Assigned, Concrete, Door-Single, Driveway Level, Garage Faces Front, Off Street, One Space, On Street, Private, Shared Driveway
# of Garages	1
Garages	Driveway, Garage, Assigned, Concrete, Door-Single, Driveway Level, Garage Faces Front, Off Street, One Space, On Street, Private, Shared Driveway
View	Neighborhood, Ocean, Peek-A-Boo, City Lights
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Drywall
Exterior Features	Lighting, Rain Gutters
Lot Description	Level, Near Park, Rectangular Lot
Windows	Double Pane Windows, Blinds, Custom Covering(s), Screens
Roof	Tile, Flat
Construction	Stucco, Drywall
Foundation	Slab

## Interior

Interior	Vinyl
Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Balcony, Quartz Counters, Unfurnished
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Water To Refrigerator, Dryer, Washer, Freezer
Heating	Central, Forced Air
Cooling	None
Fireplaces	None
# of Stories	3
Stories	Three Or More

## School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

## Additional Information

Date Listed	February 10th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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