

\$1,450,000 - 320 Cazador Lane # 6, San Clemente

MLS® #OC25045592

\$1,450,000

2 Bedroom, 3.00 Bathroom, 1,446 sqft
Residential on 0 Acres

300-Block, San Clemente,

Hidden away on one of south San Clemente's hardly-traveled streets, this canyon-adjacent townhome offers true serenity right near the beach and bustling downtown. Very private and tucked away down a long driveway, this is arguably the best unit within this smaller complex. About a 5-minute walk from the front door to the beach or downtown (less than half a mile to both), this is the ideal walkable location. Upon arrival, it feels like living on vacation year-round with a private in-ground spa near the entry. Off your very own lush and secluded front patio, access through large-scale slider doors to a spacious living room with elevated ceilings and custom floor-to-ceiling rift Oak cabinetry (with rolling library ladder). The use of natural woods, grasscloth wallpaper, a gas fireplace and custom-built features, this is truly an amazing living space. Surround sound enhances the whole experience. Up a half flight of stairs, a modern kitchen has so much to offer with rift Oak cabinetry, granite counters, stainless appliances, bamboo floors, centered island, custom built-in dining banquet and elevated views of the living spaces and lush views through the clerestory windows. Off the kitchen, direct access to a covered balcony with in-line gas for year-round BBQing creates another perfect outdoor area to chill. A dedicated laundry closet is accessed here. Just off the kitchen is a contemporary powder bath, central to all main floor living. Upstairs, new carpet leads to two spacious suites. The



beachy primary lets in ample natural light and features a large walk-in closet, stark en-suite bathroom finished in modern slate, and an exterior balcony for an outdoor retreat. The guest suite is spacious and also offers an outdoor balcony, beachy full bathroom, and new mirrored closet doors. Direct interior access to an oversized 2-car garage + 7'x15' storage area provides extra space for all the toys living by the beach, or another hang out area. Walk out your front door nearby ocean-view restaurants or onto the sand in a matter of minutes. Play volleyball at the public courts nearby, take the 2.5 mile beach trail to many newer cafes, bars, and the iconic San Clemente Pier. Glassy morning beach break surfing just out front or a quick and fun bike ride to world-class surf at Trestles. This is an awesome opportunity to live on vacation year-round with exceptional weather, great community, easy beach access, and all the fun lifestyle amenities San Clemente has to offer.

Built in 1979

Essential Information

MLS® #	OC25045592
Price	\$1,450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,446
Acres	0.03
Year Built	1979
Type	Residential
Sub-Type	Townhouse
Style	Custom, Modern
Status	Closed
Listing Agent	Christian Wach
Listing Office	Talavera Real Estate

Community Information

Address	320 Cazador Lane # 6
Area	SC - San Clemente Central
Subdivision	300-Block
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Amenities	Spa/Hot Tub
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	2
Parking	Direct Access, Door-Single, Driveway Up Slope From Street, Garage Faces Front, Garage, Guest, Side By Side, Private, Shared Driveway
# of Garages	2
Garages	Direct Access, Door-Single, Driveway Up Slope From Street, Garage Faces Front, Garage, Guest, Side By Side, Private, Shared Driveway
View	Neighborhood
Waterfront	Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Drywall, Concrete, Stucco
Exterior Features	Awning(s), Lighting, Rain Gutters
Lot Description	Landscaped, Near Park, Near Public Transit, Secluded, Sloped Up, Walkstreet
Windows	Custom Covering(s), Screens
Roof	Flat
Construction	Drywall, Concrete, Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile, Wood, Bamboo
Interior Features	Breakfast Bar, Built-in Features, Balcony, Breakfast Area, Ceiling Fan(s), Eat-in Kitchen, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Storage, All Bedrooms Up, Primary Suite, Walk-In Closet(s), Bar, Two Story Ceilings, Wired for Sound
Appliances	Dishwasher, Freezer, Gas Cooktop, Disposal, Gas Oven, Microwave, Refrigerator, Water Heater

Heating	Central, Forced Air, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	3
Stories	Multi/Split

School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	March 3rd, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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