

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

MLS® #OC25045592

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## **\$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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