

\$1,880,000 - 1503 Avenida De Nogales, San Clemente

MLS® #OC25054213

\$1,880,000

5 Bedroom, 3.00 Bathroom, 2,822 sqft

Residential on 0 Acres

Brisa Del Mar (BDM), San Clemente,

Nestled in a serene setting showcasing breathtaking ocean & canyon views, this expansive 5-bed/3-bath home spans 2,822 sq ft of meticulously designed living space.

Soaring 2 story ceilings & and an abundance of windows greet you as you enter your new home, & the main level's dark finish hickory hardwood flooring exudes warmth & richness. The remodeled kitchen is beyond spacious & comes complete with slab stone countertops trimmed with custom stone tile backsplash & the updated stainless steel appliances, including a separate 60 bottle wine fridge, make this kitchen a culinary dream.

Convenience meets luxury with a main-level bedroom & a remodeled bathroom featuring slab stone counters, custom stained cabinetry, & a frameless glass enclosed walk-in shower. Finishing off the main level is the laundry room & access to the 3 car garage. The craftsmanship continues with custom tile flooring on the stairs & throughout the upper level, complemented by 6 in. custom baseboards & mouldings, & a new custom wrought iron stair rail system. Step into your private primary suite featuring soaring vaulted ceilings & unmatched views of the canyon & ocean. The en-suite bathroom is a masterpiece of relaxation, complete with an oversized dual-sink vanity, slab stone countertops, a separate soaking tub, & separate shower with custom stone tile surround & frameless glass enclosure. Servicing the 3 spacious upstairs guest rooms,



the hall bathroom echos the theme of refined luxury with custom stained cabinetry, slab stone counters, & an exquisite custom stone tile walk-in shower with frameless glass enclosure. Other notable upgrades include custom recessed lighting, window casings, & plantation shutters. Your new private backyard is an oasis of tranquility, opening up to captivating views of the canyon and ocean, including Catalina Island on a clear day, making it an ideal backdrop for relaxation or entertaining guests. Brisa Del Mar is an intimate community of just 87 homes, offering extraordinary ocean views from two corner HOA parks, as well as access to a private HOA pool & spa area. The location is ideal, with Lobo Elementary, Rancho San Clemente Park, & Life Time Fitness directly within the Rancho San Clemente area. You're also just minutes away from world-class surfing & beaches, shops, schools, & the vibrant downtown scene. Experience the best of coastal living in this exceptional home ... your best life starts right here!

Built in 1991

Essential Information

MLS® #	OC25054213
Price	\$1,880,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,822
Acres	0.11
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Michelle Wilson

Listing Office First Team Real Estate

Community Information

Address 1503 Avenida De Nogales
Area RS - Rancho San Clemente
Subdivision Brisa Del Mar (BDM)
City San Clemente
County Orange
Zip Code 92672

Amenities

Amenities Barbecue, Pool, Spa/Hot Tub, Dog Park, Outdoor Cooking Area, Picnic Area
Utilities Cable Available, Phone Available, Sewer Connected, Underground Utilities
Parking Spaces 3
Parking Concrete, Direct Access, Door-Multi, Driveway, Garage, Garage Door Opener, Garage Faces Front, On Street, Side By Side
of Garages 3
Garages Concrete, Direct Access, Door-Multi, Driveway, Garage, Garage Door Opener, Garage Faces Front, On Street, Side By Side
View Canyon, Catalina, City Lights, Hills, Ocean, Trees/Woods
Has Pool Yes
Pool Association, Heated, In Ground
Security Carbon Monoxide Detector(s), Fire Sprinkler System, Security System, Smoke Detector(s)

Exterior

Exterior Drywall, Stucco
Lot Description Landscaped, Level, Near Park, Sprinkler System, Street Level
Windows Blinds, Casement Window(s), Custom Covering(s), Double Pane Windows, Insulated Windows, Plantation Shutters
Roof Spanish Tile
Construction Drywall, Stucco
Foundation Slab

Interior

Interior Tile, Wood
Interior Features Separate/Formal Dining Room, Bedroom on Main Level, Walk-In Closet(s), Breakfast Bar, Built-in Features, Cathedral Ceiling(s), Crown Molding, Eat-in Kitchen, Entrance Foyer, Granite Counters, High Ceilings, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Stone Counters, Two Story Ceilings

Appliances	Washer, Built-In Range, Convection Oven, Dishwasher, Disposal, Electric Oven, Gas Range, Microwave, Range Hood, Self Cleaning Oven, Vented Exhaust Fan, Water Heater, Water To Refrigerator
Heating	Central, Natural Gas, Zoned
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Lobo
Middle	Bernice
High	San Clemente

Additional Information

Date Listed	March 24th, 2025
Days on Market	46
Short Sale	N
RE / Bank Owned	N

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