

\$1,100,000 - 111 Via Breve # 24, San Clemente

MLS® #OC25066817

\$1,100,000

2 Bedroom, 2.00 Bathroom, 1,250 sqft
Residential on 0 Acres

Bay Cliff Village (BV), San Clemente,

Nestled in the charming 55+ Bay Cliff Village community, this delightful 2-bedroom, 2-bathroom home offers the epitome of coastal living in San Clemente. With its picturesque cottage-style architecture, this residence exudes a quaint charm that perfectly complements the city's Spanish Village by the Sea vibe. Inside, you'll find a bright and airy open floor plan, complete with a cozy fireplace and elegant French doors that lead to a spacious, fully fenced patio yard—ideal for al fresco dining or simply enjoying the serene surroundings. The home's single-level design ensures ease of living, with no interior steps to navigate. A brand new central air system has been installed to keep you comfortable and cool throughout California's warmest months. One of the most compelling features of this property is its unbeatable location! Situated just 300 yards from beach access, you can easily stroll to the shore and enjoy the pristine beaches of San Clemente. Imagine starting your day feeling the ocean breeze and watching the sunrise over the Pacific. This proximity not only provides endless opportunities for outdoor activities like surfing, beachcombing, or simply soaking up the sun, but it also connects you to the vibrant coastal lifestyle that San Clemente is renowned for. Beyond the beach, you're also close to downtown San Clemente, where you can explore a variety of boutiques, savor local cuisine at charming restaurants, and enjoy the lively entertainment scene. The historic San



Clemente Pier is just a short drive away, offering stunning ocean views and a lively atmosphere. Nearby attractions include the picturesque Dana Point Harbor and the artistic haven of Laguna Beach, both easily accessible by car. This beautifully maintained home in a thriving 55+ community is a rare find—don't miss your chance to make it your dream coastal retreat!

Built in 1963

Essential Information

MLS® #	OC25066817
Price	\$1,100,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,250
Acres	0.05
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage, Patio Home
Status	Closed
Listing Agent	Lori Mcguire
Listing Office	RE/MAX Select One

Community Information

Address	111 Via Breve # 24
Area	SN - San Clemente North
Subdivision	Bay Cliff Village (BV)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Amenities	Clubhouse, Maintenance Grounds, Trash, Water
Utilities	Electricity Connected, Natural Gas Connected, Phone Available, Sewer

	Connected, Water Connected, Cable Available
Parking Spaces	1
Parking	Garage
# of Garages	1
Garages	Garage
View	Park/Greenbelt
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Front Yard, Landscaped
Windows	Plantation Shutters
Construction	Stucco

Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Storage, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Built-in Features
Appliances	Dishwasher, Electric Cooktop, Disposal, Microwave, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Marblehead
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	March 19th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 5th, 2025 at 7:30am PST.

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