

# **\$1,975,000 - 303 Avenida Salvador, San Clemente**

MLS® #OC25070752

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**\$1,975,000**

4 Bedroom, 3.00 Bathroom, 1,962 sqft  
Residential on 0 Acres

N/A, San Clemente,

Stunning Ocean & Mountain View Home in  
San Clemente – A Rare Find!

Are you searching for a home that has it all? This rarely available, single-level, detached gem in one of San Clemente's most prestigious neighborhoods offers breathtaking panoramic views of both the ocean and Saddleback Mountain. Enjoy your morning coffee/breakfast or evening beverages & snacks/dinner over jaw-dropping sunsets over Catalina Island, Dana Point Harbor, and even fireworks from seven nearby cities!

This spacious almost 2,000 sq. ft. home features 4 bedrooms, 1-full bath/1-3/4 bath/1-1/2 bath, and an oversized 2-car garage with plenty of extra storage & room for a workshop. But the real highlight? With upgraded hi-end sliding doors from both the living room and MBR, enter the huge, ultra-private rear yard with sweeping views of Saddleback mountain and a peaceful park-like valley below. PLUS an ocean view from BOTH the front of the property AND the huge rear deck! It's truly an entertainer's dream, complete with a large Jacuzzi, a permanent canopy-covered area, and a full-size outdoor BBQ with built-in refrigerator, and ample counter space for prepping and serving your guests.

Tired of outrageous electricity bills? This home is equipped with a seller-owned solar system,



eliminating monthly energy costs (subject to any potential future utility increases). Need space for your toys? There's an extra-large area (9'6" x 60'), perfect for RV or boat storage. As an added bonus, the property provides a built-in charging system for electric vehicles which works with almost all electric cars. With an adaptor, it also works with Tesla vehicles. With the charging circuit already in place, your electric vehicle is ready to go!

This gorgeous home is just a few minutes drive from the charming historic village of San Clemente and it's world-famous beaches, churches, shopping, hiking trails, tennis and golf clubs, and much more! Plus, it has NO MELLO ROOS taxes! Located approximately mid-way between San Diego and Los Angeles, it's the perfect place for commuters.

This home is not just a house—it's a lifestyle. Make it yours!

Built in 1964

## Essential Information

MLS® #	OC25070752
Price	\$1,975,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,962
Acres	0.33
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Ranch
Status	Closed
Listing Agent	Craig Borner
Listing Office	Riviera Coast Properties

## Community Information

Address	303 Avenida Salvador
Area	699 - Not Defined
Subdivision	N/A
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Utilities	Cable Connected, Electricity Available, Natural Gas Available, Natural Gas Connected, Overhead Utilities, Sewer Connected, Water Available, Water Connected
Parking Spaces	4
Parking	Garage, One Space, Attached Carport, Boat, Concrete, Deck, Direct Access, Door-Single, Driveway, Electric Vehicle Charging Station(s), Garage Faces Front, Oversized, RV Access/Parking, RV Potential
# of Garages	2
Garages	Garage, One Space, Attached Carport, Boat, Concrete, Deck, Direct Access, Door-Single, Driveway, Electric Vehicle Charging Station(s), Garage Faces Front, Oversized, RV Access/Parking, RV Potential
View	City Lights, Hills, Neighborhood, Canyon, Catalina, Coastline, Harbor, Marina, Mountain(s), Ocean, Panoramic, Water
Waterfront	Beach Access, Navigable Water, Ocean Access
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Security System, Smoke Detector(s)

## Exterior

Exterior	Copper Plumbing, Drywall, Flagstone
Exterior Features	Barbecue, Fire Pit, Lighting, Rain Gutters
Lot Description	Front Yard, Garden, Sprinklers In Front, Level, Yard, Landscaped, Secluded, Sprinklers In Rear, Sprinklers On Side, Sprinkler System, Street Level, Trees, TwoToFiveUnitsAcre
Windows	Bay Window(s), Screens, Skylight(s)
Roof	Composition, Shingle, Asphalt
Construction	Copper Plumbing, Drywall, Flagstone
Foundation	Slab

## Interior

Interior	Laminate
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Interior Features	All Bedrooms Down, Beamed Ceilings, Bedroom on Main Level, Breakfast Bar, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Coffered Ceiling(s), High Ceilings, Living Room Deck Attached, Main Level Primary, Open Floorplan, Pantry, Recessed Lighting, Separate/Formal Dining Room, Storage, Tile Counters
Appliances	Dishwasher, Gas Cooktop, Range Hood, Barbecue, Disposal, Exhaust Fan, Gas Oven, Gas Water Heater, Vented Exhaust Fan, Water Heater, Water To Refrigerator
Heating	Central, Fireplace(s), Natural Gas, Solar
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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