

# \$2,725,000 - 226 Avenida Monterey, San Clemente

MLS® #OC25078284

**\$2,725,000**

4 Bedroom, 3.00 Bathroom, 2,330 sqft

Residential on 0 Acres

N/A, San Clemente,

Nestled in the heart of sunny San Clemente, your coastal dream awaits just a stroll from the rolling waves. Imagine gentle ocean breezes and the soothing symphony of the surf. This isn't just a property; it's a lifestyle of leisurely pier walks, sunset cocktails by the sea, and the vibrant energy of this charming beach town at your doorstep.

Experience unparalleled aesthetic sensibility in this truly one-of-a-kind San Clemente residence! Architecturally re-imagined from its charming 1940s cottage origins into a modern family haven, this exceptional home perfectly blends relaxed beach living with sophisticated comfort. Designed for the quintessential coastal lifestyle, its transformation is remarkable.

Beyond its coveted location, discover a significant asset: a permitted accessory dwelling unit (ADU) offering complete independence and privacy.

However, the panoramic haven awaits above. Picture yourself unwinding in your private rooftop spa, gazing at the vast Pacific panorama stretching from the eastern hills to the shimmering western horizon, with the city lights twinkling below. Envision cozy evenings by the fireplace or entertaining friends in light-filled, airy spaces — this home sets the stage for lasting memories.

The main residence features a comfortable layout with three bedrooms and two bathrooms, highlighted by expansive folding



glass doors that seamlessly connect indoor and outdoor living to a spacious area perfect for al fresco dining and lively gatherings.

The permitted ADU offers a private entrance leading to a well-appointed bedroom and bathroom, a full kitchen, a welcoming living area, and a versatile extra room ideal for a home office, gym, or creative pursuit.

Accessible from both units, the expansive rooftop deck invites you to embrace sweeping ocean and hillside views – an idyllic spot for tranquil relaxation or spectacular entertaining.

Embrace the quintessential Southern California lifestyle in a community famed for its stunning beaches and friendly atmosphere. Here, traditional charm meets significant modern function, all within enviable proximity to San Clemente's sun-kissed beaches and vibrant pulse. Don't just buy a house; invest in the San Clemente experience. Your coastal sanctuary, offering an elevated beach lifestyle, awaits.

Built in 1948

## Essential Information

|                |                          |
|----------------|--------------------------|
| MLS® #         | OC25078284               |
| Price          | \$2,725,000              |
| Bedrooms       | 4                        |
| Bathrooms      | 3.00                     |
| Full Baths     | 3                        |
| Square Footage | 2,330                    |
| Acres          | 0.09                     |
| Year Built     | 1948                     |
| Type           | Residential              |
| Sub-Type       | Single Family Residence  |
| Status         | Closed                   |
| Listing Agent  | Sherry Musurlian-bauer   |
| Listing Office | Beach Cities Real Estate |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 226 Avenida Monterey      |
| Area        | SC - San Clemente Central |
| Subdivision | N/A                       |
| City        | San Clemente              |
| County      | Orange                    |
| Zip Code    | 92672                     |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 1  |
| Parking        | Door-Single, Driveway, Garage                                    |
| # of Garages   | 1  |
| Garages        | Door-Single, Driveway, Garage                                    |
| View           | Catalina, Hills, Ocean, Panoramic, City Lights, Coastline, Water |
| Waterfront     | Ocean Side Of Freeway, Ocean Side Of Highway                     |
| Pool           | None   |
| Security       | Carbon Monoxide Detector(s), Security System, Smoke Detector(s)  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Awning(s), Fire Pit, Lighting, Rain Gutters  |
| Lot Description   | Street Level   |
| Windows           | Double Pane Windows, Blinds, Casement Window(s), Custom Covering(s), Insulated Windows, Palladian Window(s), Screens |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Stone, Wood   |
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Balcony, Block Walls, Built-in Features, French Door(s)/Atrium Door(s), Granite Counters, In-Law Floorplan, Multiple Primary Suites, See Remarks |
| Appliances        | Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Dryer, Washer, Barbecue   |
| Heating           | Central, Natural Gas  |
| Cooling           | Central Air, Dual   |
| Fireplace         | Yes   |
| Fireplaces        | Living Room, Bonus Room   |
| # of Stories      | 3   |
| Stories           | One, Two, Three Or More   |

## School Information

District Capistrano Unified

## Additional Information

Date Listed April 10th, 2025

Days on Market 14

Short Sale N

RE / Bank Owned N

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