

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

MLS® #OC25078284

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## \$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

Additional Information

Date Listed	April 10th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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