

# **\$3,600 - 3 Avenida Brio, San Clemente**

MLS® #OC25079201

---

## **\$3,600**

2 Bedroom, 2.00 Bathroom, 1,370 sqft

Residential Lease on 0 Acres

Trinidad (TRIN), San Clemente,

Upgraded 2 bedroom 2 bath condo with attached 2 car direct access garage. Great end unit location with trees and grassy area in front. Upon entry you will find a large open floor plan with a gourmet kitchen that includes maple cabinets, wood floors and pantry. Beautiful maple flooring and built in media niche with surround sound. Large Master bedroom with walk in closet and upgraded shutters. Nice size secondary bedroom with sliding glass door that opens up to balcony. Great unit with high ceilings, and an abundance of windows thru out the unit allowing for plenty of natural light. A Cozy fireplace and a quaint patio area make this condo top notch. Local parks and shopping close by and much more!



Built in 2001

## **Essential Information**

MLS® #	OC25079201
Price	\$3,600
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,370
Acres	0.18
Year Built	2001
Type	Residential Lease
Sub-Type	Condominium

Status	Closed
Listing Agent	Steven Conrad
Listing Office	Conrad Realtors Inc

## Community Information

Address	3 Avenida Brio
Area	TL - Talega
Subdivision	Trinidad (TRIN)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Utilities	Association Dues, Gardener, Sewer Available
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Neighborhood
Has Pool	Yes
Pool	Association, Community

## Exterior

Exterior	Stucco, Wood Siding
Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows, Blinds, Screens, Shutters
Roof	Tile
Construction	Stucco, Wood Siding

## Interior

Interior	Laminate, Tile, Wood
Interior Features	Balcony, Open Floorplan, Recessed Lighting, Tile Counters, Bar, All Bedrooms Up, Main Level Primary, Primary Suite, Walk-In Closet(s), Eat-in Kitchen, Laminate Counters, Unfurnished
Appliances	Dishwasher, Freezer, Gas Range, Microwave, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room

# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
----------	--------------------

## Additional Information

Date Listed	April 10th, 2025
-------------	------------------

Short Sale	N
------------	---

RE / Bank Owned	N
-----------------	---

Based on information from California Regional Multiple Listing Service, Inc. as of December 17th, 2025 at 11:36am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.