

# **\$3,500 - 9 Avenida Brio, San Clemente**

MLS® #OC25081064

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## **\$3,500**

2 Bedroom, 2.00 Bathroom, 1,388 sqft

Residential Lease on 0 Acres

Trinidad (TRIN), San Clemente,

Light and bright two bedroom two bath condo with attached two car direct-access garage. Great end unit location with no one above or below.

Large open floor plan which includes an open living area, kitchen and dining space. There is a separate laundry room off of the kitchen as well as a walk-in kitchen pantry. Built-in desk area in living room. Large Master bedroom with walk in closet and en-suite bath. Nice sized secondary bedroom with sliding glass door that opens up to balcony. High ceilings, and an abundance of windows throughout the unit allowing for plenty of natural light. A cozy fireplace and a spacious patio area make this condo top notch. Enjoy the local community pool as well as all that Talega offers: resort style amenities, multiple pools, miles of hiking trails, programs, clubs, special events, a sport court, a sand volleyball court, tot lots and so much more!

Built in 2001

## **Essential Information**

MLS® #	OC25081064
Price	\$3,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,388
Acres	0.00



Year Built	2001
Type	Residential Lease
Sub-Type	Condominium
Status	Closed
Listing Agent	Jessica Morrow
Listing Office	The Plaza Group Realty

## Community Information

Address	9 Avenida Brio
Area	TL - Talega
Subdivision	Trinidad (TRIN)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Pool, Spa/Hot Tub
Utilities	Association Dues, Pool
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	None
Has Pool	Yes
Pool	Community, Association, In Ground

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior	Carpet, Tile
Interior Features	Balcony, Bedroom on Main Level, Built-in Features, Main Level Primary, Open Floorplan, Pantry, Tile Counters
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

**School Information**

District                      Capistrano Unified

**Additional Information**

Date Listed                April 12th, 2025  
Days on Market        5  
Short Sale                N  
RE / Bank Owned      N

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