

# \$799,000 - 122 Escalones, San Clemente

MLS® #OC25084182

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## \$799,000

2 Bedroom, 1.00 Bathroom, 908 sqft  
Residential on 0 Acres

N/A, San Clemente,

Exceptional San Clemente investment opportunity. Fabulous ocean-close location at an incredible price. Wonderful proximity to all the amenities and ambiance of the downtown area. Spacious lot with detached 2-car garage that could possibly be converted to an income generating accessory dwelling unit (ADU). Structural issues require significant modification and liaison with the city of San Clemente. This is truly a diamond in the rough for the successful buyer.



Built in 1923

## Essential Information

MLS® #	OC25084182
Price	\$799,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	908
Acres	0.09
Year Built	1923
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Marty Samuel
Listing Office	Realty One Group West

## Community Information

Address	122 Escalones
Area	SC - San Clemente Central
Subdivision	N/A
City	San Clemente
County	Orange
Zip Code	92672

### **Amenities**

Parking Spaces	2
Parking	Door-Multi, Garage
# of Garages	2
Garages	Door-Multi, Garage
View	None
Pool	None

### **Exterior**

Lot Description	Level
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### **Interior**

Interior Features	All Bedrooms Down
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
Elementary	Clarence Lobo
Middle	Shorecliff
High	Capistrano Valley

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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