

# \$899,000 - 206 Avenida Adobe, San Clemente

MLS® #OC25090354

---

## \$899,000

2 Bedroom, 2.00 Bathroom, 1,060 sqft  
Residential on 0 Acres

President Heights I (PH), San Clemente,

For ever Sunsets, Catalina Island and Ocean views. Step into this beautiful remodeled 2 bedroom condo located in the highly desired Presidential Heights I Community. Enter into an Open Living space on the first level that connects the remodeled spacious gas stove kitchen with the dining and living area all in beautiful laminate wood floors. Enjoy your morning coffee or evening sunsets through the large glass sliding doors connected to a large patio deck area with Ocean views. On the upstairs you will find 2 bedrooms, both are sizable with higher ceilings. Walk in closet, Ocean & Golf views from the primary bedroom. Large second bedroom is great for work at home or guest bedroom with an expansive balcony to enjoy the forever ocean breeze. Additionally this home offers a direct access 1 car upgraded attached garage and a tankless water heater. This home is a great work from home space or riding the morning surf. Located just a couple of miles from the beach, World class surfing, down town San Clemente and beautiful golf course. Coastal Living at its best. This one wont last!



Built in 1973

## Essential Information

MLS® #	OC25090354
Price	\$899,000
Bedrooms	2

Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,060
Acres	0.03
Year Built	1973
Type	Residential
Sub-Type	Townhouse
Style	Contemporary
Status	Closed
Listing Agent	Nancy Dresser
Listing Office	RAD Real Estate Co.

### **Community Information**

Address	206 Avenida Adobe
Area	SE - San Clemente Southeast
Subdivision	President Heights I (PH)
City	San Clemente
County	Orange
Zip Code	92672

### **Amenities**

Amenities	Pool
Utilities	Cable Available, Sewer Connected, Electricity Available, Natural Gas Available, Water Available
Parking Spaces	1
Parking	Direct Access, Driveway, Garage Faces Front, Garage, Private, Workshop in Garage
# of Garages	1
Garages	Direct Access, Driveway, Garage Faces Front, Garage, Private, Workshop in Garage
View	Bluff, Canyon, City Lights, Coastline, Golf Course, Ocean, Park/Greenbelt, Trees/Woods, Water
Has Pool	Yes
Pool	In Ground, Association
Security	Smoke Detector(s)

### **Exterior**

Exterior	Drywall, Stucco
----------	-----------------

Exterior Features	Lighting
Lot Description	Lawn, Garden, Near Park, Walkstreet
Windows	Double Pane Windows, Screens
Construction	Drywall, Stucco
Foundation	Concrete Perimeter

## Interior

Interior	Laminate, Wood
Interior Features	Breakfast Bar, Balcony, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Pantry, Quartz Counters, All Bedrooms Up, Beamed Ceilings, Living Room Deck Attached, Recessed Lighting, Storage
Appliances	Dishwasher, Gas Range, Free-Standing Range, High Efficiency Water Heater, Microwave, Refrigerator, Tankless Water Heater
Heating	Central
Cooling	None
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of March 14th, 2026 at 9:57pm PDT. 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.