

\$2,625,000 - 309 Avenida Valencia, San Clemente

MLS® #OC25092128

\$2,625,000

3 Bedroom, 2.00 Bathroom, 1,252 sqft
Residential on 0 Acres

Other, San Clemente,

Dreaming of laid-back coastal living away from the stresses of everyday life? Be sure to check out this newly renovated "Lost Winds" beach cottage perched on a high lot in one of the most coveted neighborhoods in San Clemente! Warm tones, abundant natural light, and gorgeous new flooring create a welcoming atmosphere enhanced by elegant wainscoting. Unwind in front of the stately wood-burning fireplace before you share meals in the dining room, where glass sliders allow a seamless flow to your outdoor oasis. Whip up your signature dishes in the cheerful, updated kitchen, equipped with a full complement of appliances, plenty of custom cabinetry, and butcher-block countertops. Retire to the comforts of your spacious three bedrooms. Your generous primary suite is a haven of relaxation with an ensuite bath that has a door to the backyard and pool. Primary bath features brand new walk in shower and custom vanity with stone countertops. Secondary bath has also been updated with designer finishes including walk in shower and vanity. Newly installed washer/dryer in hallway offers efficiency and ease. Home has been recently painted both inside and out. Endless hours of fun in the sun await in the secluded backyard, highlighting a shimmering pool surrounded by lush landscaping. Gather for all fresco parties on the entertainer's™ patio with a built-in BBQ and an inviting brick fireplace to keep you cozy in cooler seasons. Bonus items include an attached 2-car garage



and a long driveway for added parking. Its fantastic location lets you easily venture to Lost Winds and T-street beaches to enjoy sand, surfing and sunsets. Explore the vibrant Avenida Del Mar and take advantage of an array of shopping, dining, and nightlife destinations. Come live the San Clemente lifestyle today!

Built in 1964

Essential Information

MLS® #	OC25092128
Price	\$2,625,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,252
Acres	0.11
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Elly Harris
Listing Office	Distinctive Coast Properties

Community Information

Address	309 Avenida Valencia
Area	SW - San Clemente Southwest
Subdivision	Other
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Garage, Door-Multi, Garage Faces Front

# of Garages	2
Garages	Concrete, Garage, Door-Multi, Garage Faces Front
View	Hills, Ocean, Peek-A-Boo
Waterfront	Ocean Side Of Freeway
Has Pool	Yes
Pool	In Ground, Private

Exterior

Exterior	Stucco
Lot Description	Back Yard, Sloped Down, Front Yard
Windows	Casement Window(s), Wood Frames
Roof	Composition
Construction	Stucco

Interior

Interior	Tile, Vinyl
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Pantry, Tile Counters, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Galley Kitchen
Appliances	Dishwasher, Electric Oven, Gas Cooktop, Water Heater
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Outside, Wood Burning, Gas Starter
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	May 1st, 2025
Days on Market	16
Short Sale	N
RE / Bank Owned	N

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