

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

MLS® #OC25092128

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## **\$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             |

Based on information from California Regional Multiple Listing Service, Inc. as of January 25th, 2026 at 6:15am PST.

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