

\$1,447,000 - 2245 Avenida Salvador, San Clemente

MLS® #OC25098501

\$1,447,000

4 Bedroom, 2.00 Bathroom, 2,166 sqft
Residential on 0 Acres

Southeast San Clemente, San Clemente,

Craftsman-Style Single Level with Serene Canyon Views, Extended Backyard & Paid Solar – Southeast San Clemente. Tucked into the quiet hills of Southeast San Clemente, this single-level Craftsman-style home offers a rare combination of timeless character, peaceful surroundings, and everyday livability. With panoramic canyon views and an extended backyard, the setting is both private and picturesque—perfect for enjoying coastal breezes and morning coffee in a tranquil outdoor retreat. Inside, the home is filled with warmth and charm, featuring hardwood floors, custom built-ins, artisan tile accents, and a flowing floor plan that connects indoor comfort with outdoor beauty. A bright kitchen sits at the heart of the home, enhanced by a sunroof that pours natural light into the space, making it as cheerful as it is functional. French doors and expansive windows frame the natural canyon backdrop, bringing a sense of calm and connection to the landscape throughout the living spaces. The extended backyard is ideal for relaxing, entertaining, gardening, or simply soaking in the serene views. The home includes a fully paid-for solar system, adding modern energy efficiency to its list of benefits. While move-in ready in many respects, the property does require some foundation work (we have 3 proposals available in Supplements). Offering a valuable opportunity to invest in upgrades and build equity in one of San Clemente’s most desirable coastal neighborhoods. Just minutes from municipal



golf course, beaches, scenic trails, and the charm of downtown, this property is perfect for those seeking classic architecture, natural beauty, and the chance to create something truly special.

Built in 1969

Essential Information

MLS® #	OC25098501
Price	\$1,447,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,166
Acres	0.16
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Jim Alfaro
Listing Office	Realty One Group West

Community Information

Address	2245 Avenida Salvador
Area	SE - San Clemente Southeast
Subdivision	Southeast San Clemente
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Direct Access, Door-Multi, Driveway, Driveway Level, Garage, Garage Door Opener, Garage Faces Front
# of Garages	2

Garages	Direct Access, Door-Multi, Driveway, Driveway Level, Garage, Garage Door Opener, Garage Faces Front
View	Canyon, Hills, Mountain(s), Neighborhood, Panoramic, Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stone, Stucco, Vinyl Siding
Exterior Features	Brick Driveway, Rain Gutters
Lot Description	Front Yard, Landscaped, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System, Street Level, ZeroToOneUnitAcre
Windows	Blinds, Double Pane Windows, French/Mullioned, Screens, Skylight(s)
Roof	Tile
Construction	Stone, Stucco, Vinyl Siding
Foundation	Slab

Interior

Interior	Carpet, Tile, Wood
Interior Features	All Bedrooms Down, Beamed Ceilings, Bedroom on Main Level, Breakfast Area, Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Granite Counters, High Ceilings, Main Level Primary, Primary Suite, Quartz Counters, Recessed Lighting, Separate/Formal Dining Room, Unfurnished
Appliances	Built-In Range, Dishwasher, Disposal, Dryer, Freezer, Gas Oven, Gas Range, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Washer, Water Heater
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	March 10th, 2025
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Days on Market 227

Short Sale N

RE / Bank Owned N

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