

\$1,795,000 - 1706 Avenida Crescента, San Clemente

MLS® #OC25100045

\$1,795,000

5 Bedroom, 3.00 Bathroom, 2,924 sqft

Residential on 0 Acres

Brisa Del Mar (BDM), San Clemente,

Tucked within the exclusive enclave of Brisa Del Mar, 1706 Avenida Crescента is a meticulously maintained 5-bedroom, 3-bathroom home offering the largest floor plan with 2,924 sq ft of pristine living space, including a main-level bedroom and full bath—ideal for guests or multi-generational living. From the moment you enter, you'll notice the fresh new interior paint in a creamy white, upgraded lighting, and plank wood flooring that set the tone for this truly move-in-ready home. Soaring two-story ceilings and a wall of upper and lower windows in the formal living and dining areas flood the space with natural light, while French doors provide seamless access to the private backyard. The oversized kitchen makes creating your favorite meals and treats easy—complete with crisp white cabinetry, sleek black appliances, and an open flow into the family room, where another set of French doors opens to the beautifully landscaped yard. Upstairs, the expansive primary suite stuns with vaulted ceilings, dark wood accent beams, hillside views, and a spacious en-suite bath featuring a white-finish dual-sink vanity, soaking tub, walk-in shower, private water closet, and an oversized walk-in closet. All guest rooms are generously sized, with two front bedrooms opening to a shared balcony that offers peek ocean and harbor views. Step outside to your private backyard oasis—backing to a lush green hillside, it offers the perfect balance of grassy play area



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and custom slate patio space and hardscaping. A built-in BBQ with chef-grade grill is perfect for meals on those warm evenings, and the patio cover offers just the right amount of filtered light - ideal for outdoor dining and relaxing. Brisa Del Mar is a hidden gem of just 87 homes and offers an ocean-view pool and spa, and the two ocean-view parks with stunning vistas are the perfect spot to take in the 4th of July fireworks.

Located in the master-planned community of Rancho San Clemente, you're just minutes to top-rated schools, Rancho San Clemente Park, the private Life Time Fitness Club, shopping, dining, and, of course, the world-class beaches and surf of San Clemente. This is Southern California coastal living at its finest ... your best life starts right here!

Built in 1992

Essential Information

MLS® #	OC25100045
Price	\$1,795,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,924
Acres	0.11
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Michelle Wilson
Listing Office	First Team Real Estate

Community Information

Address 1706 Avenida Crescenta

Area	RS - Rancho San Clemente
Subdivision	Brisa Del Mar (BDM)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Amenities	Barbecue, Dog Park, Outdoor Cooking Area, Picnic Area, Pool, Spa/Hot Tub
Utilities	Cable Available, Underground Utilities
Parking Spaces	3
Parking	Direct Access, Garage, Garage Door Opener, On Street, Concrete, Door-Multi, Driveway, Garage Faces Front, Side By Side
# of Garages	3
Garages	Direct Access, Garage, Garage Door Opener, On Street, Concrete, Door-Multi, Driveway, Garage Faces Front, Side By Side
View	Hills, Neighborhood, Peek-A-Boo, Trees/Woods
Has Pool	Yes
Pool	Association, Heated, In Ground
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Smoke Detector(s), Fire Rated Drywall

Exterior

Exterior	Stucco, Concrete, Drywall, Plaster
Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Near Park, Secluded, Sprinklers Timer, Sprinkler System, Yard
Windows	Blinds, Double Pane Windows, Plantation Shutters, Screens
Roof	Spanish Tile
Construction	Stucco, Concrete, Drywall, Plaster
Foundation	Slab

Interior

Interior	Wood, Carpet, Tile
Interior Features	Built-in Features, High Ceilings, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Beamed Ceilings, Bedroom on Main Level, Breakfast Area, Breakfast Bar, Cathedral Ceiling(s), Chair Rail, Eat-in Kitchen, Pantry, Primary Suite, Separate/Formal Dining Room, Sunken Living Room, Tile Counters, Two Story Ceilings, Unfurnished
Appliances	Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Vented Exhaust Fan, Built-In Range, Double Oven, Electric Oven,

	SixBurnerStove, Trash Compactor, Water Heater, Water Softener, Water To Refrigerator
Heating	Forced Air, Natural Gas, Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Wood Burning
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Lobo
Middle	Bernice
High	San Clemente

Additional Information

Date Listed	June 8th, 2025
Days on Market	48
Short Sale	N
RE / Bank Owned	N

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