

# **\$1,325,000 - 135 Escalones, San Clemente**

MLS® #OC25100954

**\$1,325,000**

2 Bedroom, 1.00 Bathroom, 870 sqft

Residential on 0 Acres

other, San Clemente,

Beautifully upgraded single level 2BR/1BA beach bungalow within walking distance to the beach and the vibrant shops and restaurants along Avenida Del Mar! Turnkey coastal living with modern upgrades throughout. Peek ocean view from the front patio with year-round coastal breezes. Extensive 2024 renovations include: new oak flooring, Koville ceiling-height cabinets & deep drawers, quartz counters with backsplash, oversized Kohler sink/faucet, and Betsy's Linen paint on all walls and new baseboards. Other recent upgrades include a Lennox heating and air conditioning system, water heater, a Moen Flo water shutoff, frosted glass kitchen door, brass main shutoff valve, Kohler bathroom faucets, window screens, garage door motor, and more. Appliance updates include a Whirlpool fridge/freezer, LG washer/dryer, Bosch dishwasher, and disposal. Offering the ultimate blend of charm, comfort, and location with a spacious open floorplan, incredible storage solutions and double glazed low maintenance windows. Outstanding curb appeal with beautiful landscaping and professionally designed hardscaping across the front, side, and rear yards, complemented by a fully fenced backyard for added privacy and functionality. Located just a few blocks from the beach and Avenida Del Mar, this impeccable bungalow captures the true essence of Southern California living and is a great opportunity to own a slice of paradise!



Built in 1958

## Essential Information

MLS® #	OC25100954
Price	\$1,325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	870
Acres	0.07
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jeremy Conrad
Listing Office	Conrad Realtors Inc

## Community Information

Address	135 Escalones
Area	SC - San Clemente Central
Subdivision	other
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Parking Spaces	3
Parking	Door-Single, Driveway, Garage Faces Front, Garage
# of Garages	1
Garages	Door-Single, Driveway, Garage Faces Front, Garage
View	Ocean, Peek-A-Boo
Waterfront	Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None

## Exterior

Exterior	Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Landscaped, Rectangular Lot, Yard
Windows	Double Pane Windows

Construction Stucco

## Interior

Interior	Wood
Interior Features	Breakfast Bar, Breakfast Area, Ceiling Fan(s), Eat-in Kitchen, Open Floorplan, Quartz Counters, Stone Counters, All Bedrooms Down, Bedroom on Main Level
Appliances	Dishwasher, Disposal, Gas Range, Range Hood
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
Elementary	Las Palmas
Middle	Bernice
High	San Clemente

## Additional Information

Date Listed	May 9th, 2025
Days on Market	8
Zoning	R3
Short Sale	N
RE / Bank Owned	N

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