

# \$5,250 - 2704 Via Montezuma, San Clemente

MLS® #OC25107893

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## \$5,250

4 Bedroom, 2.00 Bathroom, 2,031 sqft

Residential Lease on 0 Acres

ShoreCliff, San Clemente,

Spread out in a single-story home featuring four true bedrooms, two separate living rooms, and a kitchen perfect for remote work, overnight guests, or a growing household. Exclusive Shorecliffs Beach Club access comes with the lease, giving you residents-only parking, clubhouse, outdoor showers, volleyball courts, and a private pathway to the sand. Out back, an expansive yard opens to the golf-course greenbelt—ideal for play, pets, or sunset lounging.

The home is freshly updated and move-in ready: new exterior paint, brand-new appliances, professional interior detailing, and drought-tolerant landscaping. In true coastal-living fashion you're minutes to I-5, the Outlets, Avenida Del Mar's dining scene, the pier, and world-class surf.

Additional perks: Attached two-car garage plus driveway parking, Full-size laundry hookups in a dedicated utility room, Refrigerator available in the garage (tenant may relocate to kitchen) & Landscaping included. Note: no central A/C enjoy those ocean breezes instead.

Application standards: Minimum 700 FICO, Verifiable income = 3x monthly rent, Proof of active renters-insurance policy at move-in



Built in 1964

## Essential Information

MLS® #

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Price	\$5,250
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,031
Acres	0.16
Year Built	1964
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Aaron Evans
Listing Office	Strata Property Solutions Inc.

### Community Information

Address	2704 Via Montezuma
Area	CD - Coast District
Subdivision	ShoreCliff
City	San Clemente
County	Orange
Zip Code	92672

### Amenities

Utilities	Gardener, Association Dues
Parking Spaces	2
# of Garages	2
View	Golf Course
Pool	None

### Exterior

Lot Description	ZeroToOneUnitAcre
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### Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

**School Information**

District                      Capistrano Unified

**Additional Information**

Date Listed                May 14th, 2025  
Days on Market        7  
Zoning                    R-1  
Short Sale                N  
RE / Bank Owned      N

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