

# \$1,399,000 - 319 Calle Cuervo, San Clemente

MLS® #OC25111645

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## \$1,399,000

3 Bedroom, 3.00 Bathroom, 1,984 sqft  
Residential on 0 Acres

President Heights II (PT), San Clemente,

Ocean views, lush green spaces, and a prime location await at this stunning residence in the coveted Presidential Heights II community. Sitting front row with one of the largest floorplans, 319 Calle Cuervo is the treasure of the community. Where it's all about views, greenery and privacy this home has it all! Beyond the breathtaking views from every angle you'll find 3 bedrooms, 2.5 bathrooms, and an expansive layout that's both functional and inviting. Natural light fills the home, highlighting the thoughtful design and drawing attention to panoramic ocean vistas. Outside, the home is surrounded by rolling greenbelts that add a sense of privacy and serenity – perfect for entertaining or enjoying peaceful evenings by the sea. The charming kitchen is a dream, outfitted with all brand-new appliances and abundant space for cooking & storage. The open-concept floorplan flows seamlessly from the kitchen to the dining and living areas, where sliding doors open to your private patio – an ideal spot to savor morning coffee with a side of sea breeze.

Upstairs, the spacious primary suite captures the essence of coastal relaxation, complete with ocean views and plenty of room to unwind. The additional bedrooms are equally well-appointed, offering comfort and versatility for guests, family, or a home office setup. With access to multiple community pools and spas, immaculately maintained grounds, and close proximity to iconic beaches, scenic



hiking trails, and downtown San Clemente, this turnkey property is your gateway to an effortless coastal lifestyle. The dog-friendly neighborhood offers plenty of open space and walking paths, making it ideal for pet lovers. Positioned halfway between LA and San Diego, 319 Calle Cuervo is more than just a home—it's a retreat.

Built in 1977

Essential Information

MLS® #	OC25111645
Price	\$1,399,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,984
Acres	0.04
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Bree Hughes
Listing Office	Compass

Community Information

Address	319 Calle Cuervo
Area	SE - San Clemente Southeast
Subdivision	President Heights II (PT)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Amenities	Pool, Spa/Hot Tub
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone

	Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Single, Garage
# of Garages	2
Garages	Door-Single, Garage
View	City Lights, Ocean, Water
Has Pool	Yes
Pool	Private, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Drywall, Frame
Lot Description	Paved
Windows	Shutters
Roof	Common Roof, Synthetic
Construction	Stucco, Drywall, Frame
Foundation	Slab

## Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Open Floorplan, Recessed Lighting, All Bedrooms Up
Appliances	Double Oven, Dishwasher, Microwave, Refrigerator, Range Hood, Water Heater, Electric Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

## Additional Information

Date Listed	May 21st, 2025
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Days on Market 48

Short Sale N

RE / Bank Owned N

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