

\$899,000 - 117 Calle Cuervo, San Clemente

MLS® #OC25112408

\$899,000

2 Bedroom, 2.00 Bathroom, 1,192 sqft
Residential on 0 Acres

President Heights II (PT), San Clemente,

An absolutely stunning ocean view at this price is a rare offering. Situated in the front row of the desirable Presidential Heights II community, one can enjoy panoramic ocean views from both levels of this unique townhome. A quaint courtyard greets you with space to expand your outdoor living before you even enter the home. The dazzling ocean view will capture your attention from the moment you walk through the front door. The open floor plan is situated so you can be relaxing in your living room, entertaining in your dining room or cooking in your kitchen while watching gorgeous sunsets over the pacific. Two sets of sliding glass doors make this the idea space for indoor/outdoor ocean view living. The spacious patio combines hardscape with community greenspace to offer the best in southern California outdoor living. Kitchen features open views out to the ocean and plenty of storage space. Downstairs half bath is a nice amenity. Primary bedroom upstairs has brand new sliding glass door and updated patio space, all with sparkling ocean views. Imagine ocean breezes all day and all night. Additional guest bedroom and full bathroom complete the upstairs floorplan. Oversized attached one car garage and additional parking options add tons of value. Enjoy any of the four community pools and spas making every day feel like a vacation. Presidential Heights is know for its beautiful manicured grounds, tons of greenspace and community views to the Pacific. Just minutes



to world class beaches and downtown shops and restaurants. Come live the San Clemente lifestyle today!

Built in 1976

Essential Information

MLS® #	OC25112408
Price	\$899,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,192
Acres	0.03
Year Built	1976
Type	Residential
Sub-Type	Townhouse
Style	Bungalow
Status	Closed
Listing Agent	Elly Harris
Listing Office	Distinctive Coast Properties

Community Information

Address	117 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	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Garage, Door-Single, Garage Faces Front
# of Garages	1
Garages	Garage, Door-Single, Garage Faces Front

View	Coastline, Ocean, Panoramic, Water, Catalina
Has Pool	Yes
Pool	Association

Exterior

Exterior	Stucco
Lot Description	Back Yard
Windows	Double Pane Windows
Roof	Composition
Construction	Stucco

Interior

Interior	Carpet, Vinyl
Interior Features	All Bedrooms Up, Breakfast Bar, Living Room Deck Attached, Open Floorplan
Appliances	Dishwasher, Disposal, Electric Oven, Free-Standing Range, Gas Range, Microwave, Water Heater
Heating	Central
Cooling	None
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	May 21st, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of March 15th, 2026 at 2:36am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.