

# \$4,150 - 109 Via Breve # 25, San Clemente

MLS® #OC25116452

---

## \$4,150

2 Bedroom, 2.00 Bathroom, 1,250 sqft  
Residential Lease on 4 Acres

Bay Cliff Village (BV), San Clemente,

Welcome to 109 Via Breve, a delightful fully furnished coastal retreat nestled in the heart of Bay Cliff Village—San Clemente’s beloved 55+ community. This sun-filled 2-bedroom, 2-bathroom furnished cottage is full of charm and thoughtful upgrades, offering a serene escape just minutes from sandy beaches, local boutiques, and the lush fairways of Shorecliffs Golf Club. Step inside to find a bright, open floor plan with coastal-inspired finishes, an updated kitchen with sleek quartz countertops and stainless steel appliances, and spacious bedrooms with laminate flooring and plenty of natural light. The inviting backyard features a covered patio—ideal for morning coffee or evening ocean breezes. With a detached one-car garage and interior laundry, this home is as convenient as it is charming. Bay Cliff Village offers a warm, neighborly atmosphere with a cozy clubhouse, social events, and winding garden paths perfect for leisurely strolls. Whether you're relaxing in the sea air or teeing off next door, this is coastal senior living at its finest.



Built in 1963

## Essential Information

MLS® #	OC25116452
Price	\$4,150
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,250
Acres	3.92
Year Built	1963
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	James Vanar
Listing Office	Anchor West Properties, Inc.

### **Community Information**

Address	109 Via Breve # 25
Area	SN - San Clemente North
Subdivision	Bay Cliff Village (BV)
City	San Clemente
County	Orange
Zip Code	92672

### **Amenities**

Utilities	Association Dues, Gardener, Water
Parking Spaces	1
# of Garages	1
View	None
Pool	None

### **Exterior**

Lot Description	Back Yard, Garden, Landscaped
-----------------	-------------------------------

### **Interior**

Interior Features	All Bedrooms Down
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

### **School Information**

District

Capistrano Unified

**Additional Information**

Date Listed            May 24th, 2025

Days on Market        25

Short Sale             N

RE / Bank Owned      N

Based on information from California Regional Multiple Listing Service, Inc. as of April 6th, 2026 at 6:42pm 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.