

# \$1,350,000 - 9 Avenida Cornelio, San Clemente

MLS® #OC25122850

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## \$1,350,000

2 Bedroom, 2.00 Bathroom, 1,247 sqft  
Residential on 0 Acres

none, San Clemente,

Once a 3-bedroom, 2-bath home, this stylish coastal gem now lives as a spacious 2-bedroom retreat with the flexibility to easily convert back to three bedrooms. Offering single-level living just moments from the beach, it blends classic Mid-Century Modern design with laid-back surf-town charm, at an unbeatable price point. Inside, open-beam ceilings create an airy, open feel throughout. The primary suite features a private ensuite bath and direct access to a covered patio that flows effortlessly into a generous backyard, complete with a built-in BBQ island, perfect for entertaining. The second bedroom is equally well-sized, while the third bedroom was thoughtfully opened up to expand the living space but can easily be reimaged with a wall and closet by the new owners. Looking for a value add opportunity? The expansive backyard offers potential options for a pool or ADU. Centrally located in one of California's most iconic surf towns, you're just a short walk, bike ride, or cruise away from world-renowned surf breaks, boutique shopping, and top-tier dining. Whether you're looking for a weekend getaway or your full-time beach home, this one checks all the boxes.



Built in 1955

## Essential Information

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Price	\$1,350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,247
Acres	0.15
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brandi Cumin
Listing Office	Luxre Realty, Inc.

### Community Information

Address	9 Avenida Cornelio
Area	SE - San Clemente Southeast
Subdivision	none
City	San Clemente
County	Orange
Zip Code	92672

### Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

### Exterior

Lot Description	ZeroToOneUnitAcre
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### Interior

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

### School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

### **Additional Information**

Date Listed	May 31st, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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