

\$1,550,000 - 256 Avenida Madrid, San Clemente

MLS® #OC25123346

\$1,550,000

2 Bedroom, 2.00 Bathroom,
Residential Income on 0 Acres

Other, San Clemente,

Hidden away on one of south San Clemente's hardly-traveled streets, this canyon-adjacent duplex offers amazing optionality and a lifestyle unmatched. Located right on the border where the central San Clemente zone meets prime Southwest (a premiere pocket on the south side of Avenida Del Mar), this beachy duplex is really rare to come by in such an exceptional location. About a 10-minute walk from the front door to locals' favorite sandy T-Street beach or straight down Cazador Ln to the SC pier and restaurants, or an easy walk right over to the main street at Avenida Del Mar (less than half a mile to all). Walkability to all the area has to offer is key to this property. Upon arrival, the structure appears as a beachy single family residence but offers two single-level units attached by one wall. Each unit is made up of one generous bedroom, one updated bathroom, one garage, a galley kitchen just off the cozy living room with a gas fireplace, & separate outdoor living areas unique to each side. Each unit offers their unique perks with slightly different floor plans & arrangements. The unit on the right was recently updated throughout with new LVP flooring, vinyl windows, ceiling fans, wired speakers, recessed lighting, window treatments, dutch door, quartz hearth, shaker doors & hardware, updated kitchen with stainless appliances, quartz counters, cabinets, backsplash, & fixtures. A newly-updated bathroom with shiplap, tile & fixtures services the unit. Newer



French doors lead outside to a redone lounging / dining patio with a large built-in gas fire pit, built-in surround seating, & mature landscaping. The unit to the left offers front-loaded outdoor living with a gated entry courtyard & patio. This area is very private. Updated within the last 10 years on this side including windows, recessed lighting, window treatments, polished concrete floors, fixtures, & doors. An updated kitchen with stainless appliances, quartz counters, cabinets, backsplash, & fixtures compliments the updated bathroom with subway tile, granite counters & fixtures. More space in the back creates opportunity for another private patio or private yard (currently unimproved). Walk out your front door(s) to the beach & play volleyball at the public courts nearby, take the 2.5 mile beach trail to many newer cafes, bars, ocean-view restaurants, & the iconic SC Pier. Glassy morning beach break surfing just out front or a quick & fun bike ride to world-class surf at Trestles.

Built in 1948

Essential Information

MLS® #	OC25123346
Price	\$1,550,000
Bedrooms	2
Bathrooms	2.00
Acres	0.09
Year Built	1948
Type	Residential Income
Sub-Type	Duplex
Style	Ranch, Custom
Status	Closed
Listing Agent	Christian Wach
Listing Office	Talavera Real Estate

Community Information

Address	256 Avenida Madrid
Area	SC - San Clemente Central
Subdivision	Other
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete, Door-Multi, Driveway, Garage Faces Front, Garage, Garage Door Opener, Driveway Level, Shared Driveway
# of Garages	2
Garages	Concrete, Door-Multi, Driveway, Garage Faces Front, Garage, Garage Door Opener, Driveway Level, Shared Driveway
View	Neighborhood
Waterfront	Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco, Block, Concrete, Drywall, Plaster
Exterior Features	Lighting, Rain Gutters, Fire Pit
Lot Description	ZeroToOneUnitAcre, Front Yard, Lawn, Landscaped, Near Park, Rectangular Lot, Yard, Garden, Level, Sloped Up, Walkstreet
Windows	Double Pane Windows, Screens, Custom Covering(s), Insulated Windows
Roof	Flat, Tar/Gravel
Construction	Stucco, Block, Concrete, Drywall, Plaster
Foundation	Slab

Interior

Interior	See Remarks, Tile, Concrete, Vinyl
Interior Features	Ceiling Fan(s), Granite Counters, Quartz Counters, Recessed Lighting, Wired for Sound, Bedroom on Main Level, Galley Kitchen, Pantry, Storage
Appliances	Dishwasher, Free-Standing Range, Disposal, Gas Range, Microwave, Refrigerator, Water To Refrigerator, Water Heater, Freezer, Ice Maker
Heating	Fireplace(s), Natural Gas, Wood, Baseboard, Ductless, Electric
Cooling	None

Fireplace	Yes
Fireplaces	Gas, Gas Starter, Living Room, Outside, Masonry, Raised Hearth
# of Stories	2
Stories	Two, One

Additional Information

Date Listed	June 9th, 2025
Days on Market	73
Short Sale	N
RE / Bank Owned	N

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