

# **\$1,375,000 - 6 Avenida Fortuna, San Clemente**

MLS® #OC25148738

**\$1,375,000**

3 Bedroom, 3.00 Bathroom, 1,858 sqft

Residential on 0 Acres

Naples (NAPL), San Clemente,

Located on a spacious lot in a desirable San Clemente neighborhood, this is a beautiful 3 bedroom, 3 bathroom home that has been owned by the same family since its construction in 1999. With no neighbor on one side, a covered front porch, a large fenced in backyard, and an expansive side yard, the outdoor space provides flexibility for a variety of uses. Inside the home features high ceilings, wood floors, wood cabinets, crown moulding, dual pane windows, built in speakers, and upgraded systems including a newer furnace and air conditioning. Storage is abundant with smartly designed nooks throughout the home, generous closets and cupboards, and extra cabinets in the attached two car garage. Local public schools include Truman Benedict Elementary, Bernice Ayer Middle School, and San Clemente High School, and this property offers convenient access to locally loved amenities such as the San Clemente Pier, coastal trails, beaches, golf courses, and the Outlets at San Clemente. This home presents an amazing opportunity in a highly regarded coastal community! Sellers are very motivated , They are in Escrow on another property



Built in 1999

## **Essential Information**

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Price \$1,375,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,858
Acres	0.12
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Dane Collins
Listing Office	HomeSmart, Evergreen Realty

## Community Information

Address	6 Avenida Fortuna
Area	FR - Forster Ranch
Subdivision	Naples (NAPL)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Maintenance Grounds, Picnic Area, Playground, Pets Allowed
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	4
Parking	Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, Oversized, Storage
# of Garages	2
Garages	Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, Oversized, Storage
View	Hills
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

## Exterior

Exterior	Drywall, Concrete, Stucco
Exterior Features	Lighting, Rain Gutters

Lot Description	ZeroToOneUnitAcre, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Greenbelt, Lawn, Landscaped, Level, Near Park, Paved, Sprinklers Timer, Sprinkler System, Street Level, Yard, Irregular Lot
Windows	Blinds, Screens, Garden Window(s)
Roof	Tile
Construction	Drywall, Concrete, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Pantry, Storage, Tile Counters, Two Story Ceilings, Unfurnished, All Bedrooms Up, Attic, Loft, Walk-In Closet(s), Solid Surface Counters, Wired for Data, Wired for Sound
Appliances	Dishwasher, Electric Oven, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Range Hood, Dryer, Washer
Heating	Central, Natural Gas, High Efficiency
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Family Room, Gas, Masonry
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Truman Benedict
Middle	Bernice
High	San Clemente

## Additional Information

Date Listed	July 9th, 2025
Days on Market	78
Short Sale	N
RE / Bank Owned	N

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