

# **\$1,299,000 - 308 Avenida Adobe, San Clemente**

MLS® #OC25175485

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## **\$1,299,000**

3 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0 Acres

President Heights I (PH), San Clemente,

Perched in the sought-after community of Presidential Heights 1, this stunning 3-bedroom, 3-bathroom home offers sweeping views of the Pacific Ocean! Perfectly positioned to capture the dramatic beauty of Southeast San Clemente, this home combines coastal elegance with everyday comfort. Step through a tiled, private courtyard with a gas hookup, ideal for grilling and outdoor entertaining. Inside, neutral California coastal upgrades blend effortlessly with thoughtful features like a dual-sided gas fireplace that warms both the living and dining rooms, creating a cozy ambiance on cooler coastal evenings. The kitchen is a timeless classic with granite countertops, stainless steel appliances, gas stove and ample cabinetry. Upstairs, the spacious primary suite features a private ocean-view balcony with panoramic vistas, vaulted ceilings, a walk-in closet, and an en-suite bathroom complete with dual sinks and a luxurious jetted tub. Two additional bedrooms upstairs feature vaulted ceilings, with one currently outfitted with custom dual workstations and built-in bookcases, ideal for a home office or creative space. The newly upgraded backyard patio boasts rebar-reinforced concrete, built-in gas for a firepit or barbecue, and coastal views that make it the perfect place to unwind or entertain. Additional highlights to the home include newer dual-pane windows and sliding doors, full home re-piping, gas re-piping, generous storage throughout, and a two-car



attached garage. Residents of Presidential Heights enjoy a vibrant coastal lifestyle with easy access to local beaches, downtown San Clemente, and the area's popular golf cart and e-bike routes. With an expansive community-wide exterior painting project underway, now is the perfect time to make this view home your own.

Built in 1973

**Essential Information**

MLS® #	OC25175485
Price	\$1,299,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,468
Acres	0.04
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Amysue Baker
Listing Office	Coldwell Banker Realty

**Community Information**

Address	308 Avenida Adobe
Area	SE - San Clemente Southeast
Subdivision	President Heights I (PH)
City	San Clemente
County	Orange
Zip Code	92672

**Amenities**

Amenities	Maintenance Grounds, Pool, Water
Parking Spaces	2
Parking	Direct Access, Garage, Guest

# of Garages	2
Garages	Direct Access, Garage, Guest
View	Catalina, Harbor, Ocean
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Fire Pit
Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows, Skylight(s)
Construction	Stucco

## Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Recessed Lighting, Walk-In Closet(s), All Bedrooms Up, Balcony, Crown Molding, Granite Counters, High Ceilings, Storage
Appliances	Dishwasher, Refrigerator, Gas Range, Range Hood, Water Heater
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Dining Room, Family Room, Gas, Living Room, Multi-Sided
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
High	San Clemente

## Additional Information

Date Listed	July 8th, 2025
Days on Market	20
Short Sale	N
RE / Bank Owned	N

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