

# **\$1,375,000 - 56 Avenida Merida, San Clemente**

MLS® #OC25182457

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## **\$1,375,000**

3 Bedroom, 3.00 Bathroom, 2,132 sqft  
Residential on 0 Acres

Villa Pacifica (VILP), San Clemente,

Welcome to 56 Avenida Merida, coastal living at its best! Nestled in the Villa Pacifica community of San Clemente, this beautifully maintained home offers 3 spacious bedrooms plus a versatile loft/bonus area, and 2.5 bathrooms. Step inside to find a welcoming formal living and dining room, ideal for entertaining. The heart of the home is the light-filled great room, where the kitchen seamlessly flows into the family room with a cozy fireplace. The kitchen features a center island, stainless steel appliances (including the refrigerator), and plenty of cabinet space. Upstairs, all bedrooms offer comfort and privacy, including the expansive primary suite featuring a walk-in closet, dual vanities, a separate soaking tub, and a walk-in shower. A convenient upstairs laundry room comes complete with a washer and dryer. The low-maintenance backyard is perfect for relaxing or hosting casual gatherings, while the attached garage offers generous built-in storage. Directly across the street, enjoy a neighborhood park and tot lot. All this, just minutes from San Clemente's pristine beaches, scenic parks, shopping, dining, and recreational activities. Don't miss your chance to live in one of San Clemente's most charming coastal communities!



Built in 2002

## **Essential Information**

MLS® #	OC25182457
Price	\$1,375,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,132
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Angela Creech
Listing Office	Redfin

### **Community Information**

Address	56 Avenida Merida
Area	RS - Rancho San Clemente
Subdivision	Villa Pacifica (VILP)
City	San Clemente
County	Orange
Zip Code	92673

### **Amenities**

Amenities	Maintenance Grounds, Management, Playground
Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete, Direct Access, Driveway Level, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, On Site, Off Street, Private, One Space, Workshop in Garage
# of Garages	2
Garages	Concrete, Direct Access, Driveway Level, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, On Site, Off Street, Private, One Space, Workshop in Garage
View	Park/Greenbelt, Neighborhood, Trees/Woods
Pool	None
Security	Smoke Detector(s)

### **Exterior**

Lot Description	Back Yard, Landscaped, Near Park, Yard
Roof	Wood

### **Interior**

Interior	Carpet, Tile
Interior Features	Built-in Features, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Stone Counters, Storage, Tile Counters, Two Story Ceilings, Unfurnished, All Bedrooms Up, Primary Suite, Walk-In Closet(s)
Appliances	SixBurnerStove, Built-In Range, Dishwasher, Electric Cooktop, Electric Oven, Electric Range, Electric Water Heater, Disposal, Ice Maker, Microwave, Refrigerator, Water To Refrigerator, Water Heater
Heating	Electric, Forced Air, Fireplace(s)
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Family Room, Gas Starter, Masonry
# of Stories	2
Stories	Two

### **School Information**

District	Capistrano Unified
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### **Additional Information**

Date Listed	August 14th, 2025
Days on Market	20
Short Sale	N
RE / Bank Owned	N

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