

\$949,000 - 415 Avenida Adobe, San Clemente

MLS® #OC25194942

\$949,000

2 Bedroom, 2.00 Bathroom, 1,024 sqft
Residential on 0 Acres

President Heights I (PH), San Clemente,

Welcome to 415 Avenida Adobe, a charming and beautifully upgraded single-level end-unit condo nestled in the desirable Presidential Heights community of San Clemente. This delightful home combines modern convenience with coastal charm, creating a warm and inviting atmosphere filled with natural light. As you enter, you'll be welcomed by custom interlocking pavers leading to the private front entrance, adding to the home's inviting appeal. Inside, the beamed ceilings add character and a touch of elegance to the open layout. The living and dining areas are bathed in sunlight from the expansive windows, and they flow seamlessly to a private patio, perfect for enjoying ocean breezes and serene greenbelt views. The updated kitchen is a true standout, featuring stylish quartz countertops with a beautiful backsplash and a farmhouse sink that adds a pop of personality. Equipped with newer stainless steel appliances, including a gas range, microwave, and refrigerator, this kitchen is both functional and inviting. The home offers two bedrooms and two baths. The primary suite features vaulted ceilings, generous closet space, and a tastefully updated en-suite bath, while the secondary bedroom and bath have also been thoughtfully enhanced. Additional features include a two-car garage with an upstairs skylight lit built-in storage area. The HOA has recently repainted the exterior, maintaining the home's fresh and attractive appearance. Enjoy resort-style amenities with access to



communal pools just a short stroll away. This prime location offers proximity to world-famous beaches, parks, golf courses, hiking trails, and a vibrant downtown filled with shops and dining. Experience the coastal lifestyle at its finest with the comfort of quality upgrades in one of Southern California’s most desirable beach towns. This home is not just a residence—it's a pathway to a fulfilling and relaxed lifestyle!

Built in 1972

Essential Information

MLS® #	OC25194942
Price	\$949,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,024
Acres	0.06
Year Built	1972
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Jill Livingston
Listing Office	Compass

Community Information

Address	415 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, Spa/Hot Tub
Utilities	Cable Available, Electricity Available, Natural Gas Available, Sewer Connected, Water Connected

Parking Spaces	4
Parking	Direct Access, Door-Multi, Driveway, Driveway Level, Garage, Garage Door Opener, Storage
# of Garages	2
Garages	Direct Access, Door-Multi, Driveway, Driveway Level, Garage, Garage Door Opener, Storage
View	Ocean, Peek-A-Boo, Trees/Woods, Neighborhood
Has Pool	Yes
Pool	Community, In Ground, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Greenbelt, Street Level, Corner Lot
Windows	Blinds, Screens, Shutters, Triple Pane Windows

Interior

Interior	Laminate, Tile
Interior Features	Bedroom on Main Level, Main Level Primary, All Bedrooms Down, Beamed Ceilings, Breakfast Bar, Cathedral Ceiling(s), Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters, Stone Counters
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Water Heater, Water Softener
Heating	Central
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
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Additional Information

Date Listed	August 14th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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