

\$2,400,000 - 221 Avenida De La Grulla, San Clemente

MLS® #OC25198986

\$2,400,000

6 Bedroom, 4.00 Bathroom,
Residential Income on 0 Acres

Custom, San Clemente,

Welcome to your brand-new home, perfectly reimagined for modern living in the heart of San Clemente, where the allure of the beach lifestyle awaits. This completely remodeled duplex offers an extraordinary opportunity to own a piece of paradise, just moments away from world-class beaches and the iconic San Clemente Pier.

Step through the new front doors of this duplex and into spaces that epitomize elegance and comfort. Both units have been meticulously transformed, showcasing a remodeled kitchen equipped with top-of-the-line fixtures and appliances, new flooring, windows, and stylish finishes throughout. The freshly applied stucco, brand-new roof, and concrete driveway enhance the property's curb appeal, while the back patio common area provides a private retreat for relaxation and entertaining.

The top unit is a true gem, offering panoramic ocean views that stretch all the way to Dana Point Harbor. Imagine waking up to the serene sight of the Pacific Ocean and ending each day with stunning sunsets from the comfort of your own home. The bottom unit, not to be outdone, offers a charming peek-a-boo view of the ocean, providing glimpses of the sea that add to the overall allure of this coastal haven.

Each unit boasts three generously sized bedrooms and two full baths, thoughtfully designed to maximize space and light, with an approximate size for both units of 1,370 square feet.

San Clemente is a charming beach town,



renowned for its welcoming community spirit and idyllic coastal setting. It offers pristine beaches perfect for surfing and sunbathing, a historic pier for leisurely strolls, and an array of charming boutiques and artisanal shops. Indulge in the local wine bars, cozy coffee shops, and wonderful dining experiences that cater to every palate. Whether you're looking to embrace the laid-back beach lifestyle or explore the vibrant local culture, San Clemente has something unique to offer everyone. This is more than just a duplex; it's a gateway to a lifestyle defined by sun, sea, and a strong sense of community. Come and take advantage of everything that San Clemente has to offer.

Built in 1975

Essential Information

MLS® #	OC25198986
Price	\$2,400,000
Bedrooms	6
Bathrooms	4.00
Acres	0.10
Year Built	1975
Type	Residential Income
Sub-Type	Duplex
Style	Contemporary
Status	Closed
Listing Agent	Siobhan Ulnick
Listing Office	Compass

Community Information

Address	221 Avenida De La Grulla
Area	SN - San Clemente North
Subdivision	Custom
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Door-Multi, Garage, Driveway Up Slope From Street, Garage Faces Front
# of Garages	3
Garages	Door-Multi, Garage, Driveway Up Slope From Street, Garage Faces Front
View	Ocean, Panoramic, Water
Waterfront	Ocean Access, Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco, Cement Siding
Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Asphalt, Flat
Construction	Stucco, Cement Siding
Foundation	Slab

Interior

Interior	Laminate
Interior Features	Balcony, Open Floorplan, Quartz Counters, Recessed Lighting, All Bedrooms Up
Appliances	Built-In Range, Dishwasher, Disposal, Range Hood, Gas Cooktop, Gas Water Heater
Heating	Forced Air
Cooling	None
Fireplaces	None
# of Stories	2
Stories	Two

Additional Information

Date Listed	September 14th, 2025
Days on Market	148
Short Sale	N
RE / Bank Owned	N

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