

\$999,000 - 409 Avenida Adobe, San Clemente

MLS® #OC25221970

\$999,000

2 Bedroom, 2.00 Bathroom, 1,192 sqft
Residential on 0 Acres

President Heights I (PH), San Clemente,

Welcome to your dream abode at 409 Avenida Adobe in the picturesque community of San Clemente. This charming 2-bedroom, 1.75-bathroom home has been thoughtfully upgraded to provide a sanctuary of comfort and style, featuring 1,192 square feet of well-designed living space. As you step inside, you'll be greeted by a sunlit interior that boasts newly installed luxury vinyl flooring and a soothing palette of freshly painted neutral tones. The open-concept living area offers a seamless flow, perfect for entertaining. Dual-pane windows and glass sliders frame serene garden views, with a delightful ocean view adding a touch of coastal magic to your everyday life. The heart of the home is the reimagined updated kitchen, equipped with sleek stainless steel appliances, elegant quartz countertops, and a striking glass tile backsplash that extends to the breakfast bar. Whether you're preparing a casual meal or hosting a gathering, this kitchen is sure to impress. Venture upstairs to discover two inviting bedrooms. The primary suite is a true retreat, featuring an updated ensuite bathroom complete with a large walk-in shower, a freestanding tub, and double sinks. This room offers tranquil ocean views, creating a peaceful haven to unwind. The secondary bedroom provides a large balcony with sweeping hillside views, perfect for enjoying your morning coffee. The home further includes an updated downstairs bathroom, converted from a half bath to a functional



three-quarter bath. Additional amenities include central air conditioning and heating, upgraded electrical and plumbing systems, a newer washer and dryer, and an attached garage with an EV charging station. Outside, your private patio invites you to enjoy leisurely BBQs or relax amidst lush greenery. Residents of the vibrant Presidential Heights community have access to 12 communal pools and are just moments away from local beaches, golf courses, and scenic trails. This delightful coastal home in San Clemente is an opportunity not to be missed. Embrace the laid-back lifestyle and make this your new retreat!

Built in 1973

Essential Information

MLS® #	OC25221970
Price	\$999,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,192
Acres	0.03
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jill Livingston
Listing Office	Compass

Community Information

Address	409 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, Water
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Direct Access, Door-Single, Garage, Guest, Electric Vehicle Charging Station(s), Permit Required, Public
# of Garages	1
Garages	Direct Access, Door-Single, Garage, Guest, Electric Vehicle Charging Station(s), Permit Required, Public
View	Hills, Neighborhood, Ocean, Trees/Woods
Has Pool	Yes
Pool	Community, In Ground, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows, Screens
Foundation	Slab

Interior

Interior	Carpet, Vinyl
Interior Features	Breakfast Bar, Balcony, Ceiling Fan(s), Quartz Counters, Recessed Lighting, Unfurnished, All Bedrooms Up
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Water Heater, Dryer, Washer
Heating	Forced Air
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	August 31st, 2025
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Days on Market 5

Short Sale N

RE / Bank Owned N

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