

# \$1,490,000 - 26 Avenida Merida, San Clemente

MLS® #OC25222669

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## \$1,490,000

4 Bedroom, 3.00 Bathroom, 2,370 sqft  
Residential on 0 Acres

Villa Pacifica (VILP), San Clemente,

Just 2.5 miles from the sand nestled in the beloved hillside community of Villa Pacifica you'll find 26 Avenida Merida ~ a beautifully reimagined 4 bedroom home with modern finishes, stylish details, premium upgrades & a seamless indoor-outdoor flow designed for the way families live today. From the moment you arrive, the elevated front patio feels like an invitation to slow down—coffee in hand, kids riding bikes, neighbors stopping to chat. Step through the custom Dutch door and you're welcomed into light-filled living & dining spaces designed for connection. Sun shines through oversized Anderson windows framed with woven wood Roman shades, highlighting fresh white walls, extra-long, wide-plank white oak luxury vinyl floors & a modern, custom-fabricated stair railing. The fully remodeled kitchen with honed granite counters & modern shaker cabinetry is where life unfolds: laughter around the oversized island, weekend pancakes in the sunny breakfast nook & direct access to the backyard - seamlessly connecting indoor comfort & outdoor entertaining. The kitchen flows along a wall of windows into the warm family room, centered around a stylish herringbone fireplace. The adjacent flex room adapts as your family evolves - dining, work, play or even a future 5th bedroom. Upstairs, the primary suite offers a private escape with lush views, two walk-in closets & a soothing, remodeled spa-inspired bath including oversized soaking tub. Three additional bedrooms, one of which



with a gorgeous custom glass door, offer space for family, guests or the perfect home office. Convenience meets comfort with upstairs laundry, a spacious attic, ceiling fans & custom built-ins throughout. The backyard is a sanctuary of its own—built for gathering, celebrating, and unwinding. Friends linger around the fire pit, kids run under café lights, dinner sizzles on the custom BBQ bar and sandy toes are rinsed off in the outdoor shower after a day of surf. Organic garden boxes & mature landscaping add to the private, natural retreat that feels like an extension of the home. With PEX piping, owned solar, whole-house water filtration, no Mello Roos, award-winning schools, famous beaches & beautiful hiking trails nearby, this home balances beauty, comfort & peace of mind. Whether it's biking to the beach, hosting under the stars or simply soaking up the year-round coastal sunshine, life at 26 Avenida Merida is more than a place to live—it's where memories are just waiting to be made!

Built in 2001

### Essential Information

MLS® #	OC25222669
Price	\$1,490,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,370
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed

Listing Agent Heather Liwski  
Listing Office Coldwell Banker Realty

## Community Information

Address 26 Avenida Merida  
Area RS - Rancho San Clemente  
Subdivision Villa Pacifica (VILP)  
City San Clemente  
County Orange  
Zip Code 92673

## Amenities

Amenities Playground, Maintenance Grounds, Pets Allowed  
Utilities Electricity Connected, Natural Gas Connected, Sewer Connected  
Parking Spaces 2  
Parking Direct Access, Driveway, Garage Faces Front, Garage  
# of Garages 2  
Garages Direct Access, Driveway, Garage Faces Front, Garage  
View Park/Greenbelt, Neighborhood, Hills, Trees/Woods  
Pool None

## Exterior

Lot Description Near Park

## Interior

Interior Laminate  
Interior Features Breakfast Bar, Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, All Bedrooms Down, Walk-In Closet(s)  
Appliances Dishwasher, Gas Cooktop, Gas Oven  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Family Room  
# of Stories 2  
Stories Two

## School Information

District Capistrano Unified  
Elementary Truman

Middle	Bernice
High	San Clemente

### **Additional Information**

Date Listed	September 22nd, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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