

\$1,069,000 - 206 Avenida Montalvo # 5, San Clemente

MLS® #OC25253166

\$1,069,000

3 Bedroom, 2.00 Bathroom, 1,545 sqft
Residential on 1 Acres

Villa Montalvo Vista (VMV), San Clemente,

Southwest San Clemente single-level living with canyon views. This rare 3-bedroom, 2-bath condo is ideally located west of the 5 freeway, just minutes from San Clemente's most pristine beaches.

One block to state beach & coastal trail
Single-level living
2 dedicated underground parking spaces
Video tour included

Single-level coastal residence located one block from San Clemente State Beach and the coastal walking and bike trail. The property offers stair-free living with two dedicated underground parking spaces located close to the unit and a practical floor plan designed for everyday use.

Interior features include an open living and dining area with natural light, a functional kitchen with direct connection to the main living space, and bedrooms arranged on a single level for efficient circulation. The primary bedroom includes an en-suite bath and dedicated closet space, while secondary bedrooms provide flexibility for guest, office, or multipurpose use. In-unit laundry and ample storage contribute to daily convenience.

The residence is part of a professionally managed homeowners association that maintains common areas, exterior building components, and shared amenities, supporting low-maintenance ownership. The community is low density and residential in character, located west of I-5 with convenient access to beaches, recreation, and city



services.

Local coffee shops are located less than one mile away, including Surfinâ€™™ Donuts Coffee House, San Clemente Coffee Company, and Bear Coast Coffee. Leslie Park is approximately 0.2 miles away, and San Clemente Municipal Golf Course is approximately 0.3 miles from the property. T-Street Beach is approximately 0.5 miles away, while the San Clemente Pier and the Avenida Del Mar dining and shopping corridor are approximately 1.4 miles from the unit.

Nearby Amenity List (Named + Distance)

San Clemente State Beach â€™“ 1 block

Coastal walking & bike trail â€™“ 1 block

T-Street Beach â€™“ 0.5 miles

Leslie Park â€™“ 0.2 miles

San Clemente Municipal Golf Course â€™“ 0.3 miles

Surfinâ€™™ Donuts Coffee House â€™“ < 1 mile

San Clemente Coffee Company â€™“ < 1 mile

Bear Coast Coffee â€™“ < 1 mile

San Clemente Pier â€™“ 1.4 miles

Avenida Del Mar â€™“ 1.4 miles

Built in 1990

Essential Information

MLS® #	OC25253166
Price	\$1,069,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,545
Acres	0.65
Year Built	1990
Type	Residential
Sub-Type	Condominium
Style	Mediterranean, Spanish
Status	Closed
Listing Agent	Trish Ragland

Listing Office Coldwell Banker Realty

Community Information

Address 206 Avenida Montalvo # 5
Area SW - San Clemente Southwest
Subdivision Villa Montalvo Vista (VMV)
City San Clemente
County Orange
Zip Code 92672

Amenities

Amenities Barbecue, Outdoor Cooking Area, Storage
Utilities Cable Available, Electricity Available, Electricity Connected, Natural Gas Connected, Underground Utilities, Water Connected
Parking Spaces 4
Parking Underground, One Space, Assigned, Attached Carport, Private, Storage
of Garages 2
Garages Underground, One Space, Assigned, Attached Carport, Private, Storage
View Canyon
Waterfront Ocean Side Of Freeway, Ocean Side Of Highway
Pool None
Security Gated Community

Exterior

Lot Description Secluded, Near Park

Interior

Interior Wood
Interior Features All Bedrooms Down, Balcony, Bedroom on Main Level, Crown Molding, Main Level Primary, Primary Suite, Recessed Lighting, Stone Counters, Storage
Appliances Gas Water Heater, Dishwasher, Free-Standing Range, Gas Cooktop, Gas Range, Microwave
Heating Forced Air, Central, Fireplace(s)
Cooling None
Fireplace Yes
Fireplaces Family Room
of Stories 1
Stories One

School Information

District

Capistrano Unified

Additional Information

Date Listed November 2nd, 2025

Days on Market 88

Short Sale N

RE / Bank Owned N

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