

# **\$2,450,000 - 173 W Avenida Alessandro, San Clemente**

MLS® #OC26004643

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## **\$2,450,000**

4 Bedroom, 3.00 Bathroom, 1,907 sqft  
Residential on 0 Acres

other, San Clemente,

Set in the highly sought-after Southwest San Clemente neighborhood, this gorgeous coastal residence offers an exceptional lifestyle defined by ocean views and timeless design!

Located within walking distance to local favorites including Lost Winds and Riviera beaches. This 4 bedroom, 3 bath residence captures the very best of refined seaside living. Ocean views are enjoyed from the expansive upper-level balcony, accessible from both upstairs bedrooms and ideal for soaking in coastal breezes and vibrant sunsets. One of the secondary upper-level bedrooms also showcases beautiful ocean views, adding to the home's elevated coastal ambiance. The upper level is completed by a serene primary suite. The light and bright main level is designed for comfort, featuring an open-concept floor plan highlighted by striking beamed ceilings, abundant natural light, and a sophisticated fireplace anchoring the family room. The kitchen flows effortlessly into the dining and family areas and is appointed with stainless steel appliances and custom backsplash. Two additional bedrooms are located on the lower level, including one with an ensuite bathroom. Mature and manicured landscaping surrounds the property, creating exceptional curb appeal, while a spacious front patio welcomes you home. The private backyard offers generous space to relax or play and features a charming pergola ideal for outdoor gatherings. Beautifully maintained and thoughtfully



curated, this is a truly stunning coastal home where ocean views, walkability to the beach, and elevated design come together effortlessly in one of San Clemente's most coveted locations!

Built in 2013

### Essential Information

MLS® #	OC26004643
Price	\$2,450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,907
Acres	0.11
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jeremy Conrad
Listing Office	Conrad Realtors Inc

### Community Information

Address	173 W Avenida Alessandro
Area	SW - San Clemente Southwest
Subdivision	other
City	San Clemente
County	Orange
Zip Code	92672

### Amenities

Parking Spaces	2
Parking	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage
# of Garages	1
Garages	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage
View	City Lights, Water, Ocean
Waterfront	Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Lawn, Landscaped
Construction	Stucco

## Interior

Interior Features	Balcony, Ceiling Fan(s), High Ceilings, Open Floorplan, Stone Counters, Bedroom on Main Level, Beamed Ceilings, Built-in Features, Recessed Lighting
Appliances	Dishwasher, Disposal, Gas Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

## Additional Information

Date Listed	January 9th, 2026
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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