

# **\$1,080,000 - 3709 Calle Casino, San Clemente**

MLS® #PW23099744

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**\$1,080,000**

2 Bedroom, 2.00 Bathroom, 1,215 sqft  
Residential on 0 Acres

Ocean Hills (OH), San Clemente,

**ALMOST 180 DEGREE OCEAN VIEWS  
FROM LIVING ROOM & BACK YARD!**

This is an incredible opportunity to own a home which will continually be in demand! This remarkable SFR (a) features a 2-car detached garage with laundry area, garage door opener and built-in cabinets and storage galore. As you walk to the front entrance you will pass a lanai-style concrete patio which is accessible from the dining area and the owner's bedroom. The living room opens to another lanai concrete patio with extraordinary almost 180 degree ocean & city light views! Off the living room is a hallway leading to bedroom 1 and a hall bath which features a deep handicap tub! The hallway leads to the spacious owner's bedroom with two sets of closets and access to a roomy private bathroom including a sunken shower and private access to a lanai-style enclosed patio/greenhouse with hose bid & drain; ideal for hanging plants & more!

Ocean Hills is a highly desirable community conveniently located with close proximity to Capistrano Beach Doheny State Beach, Historic downtown San Clemente, transportation, award-winning schools, shopping (Ocean View Plaza nearby), dining and entertainment abound nearby! The Ocean Hills community includes clubhouse, pools, basketball, pickleball and 9-hole pitch & putt golf course! No mello roos taxes and resort-like living all year long!

**EXCLUSIVELY AVAILABLE FOR OWNER**



OCCUPANTS AT THIS TIME (no investor offers yet please). Please make an appointment to view this charming property with a Real Estate Agent or Broker of your choice.

Built in 1975

### **Essential Information**

MLS® #	PW23099744
Price	\$1,080,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,215
Acres	0.07
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Justin Potier
Listing Office	Vylla Home, Inc.

### **Community Information**

Address	3709 Calle Casino
Area	SN - San Clemente North
Subdivision	Ocean Hills (OH)
City	San Clemente
County	Orange
Zip Code	92673

### **Amenities**

Amenities	Sport Court, Pool, Pets Allowed
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Ocean

Has Pool	Yes
Pool	Heated, In Ground, Association

## Exterior

Lot Description	Front Yard
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## Interior

Interior	Carpet, Laminate, Tile
Interior Features	All Bedrooms Down
Appliances	Dishwasher, Electric Oven, Electric Range, Microwave
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	June 12th, 2023
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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