

\$2,198,000 - 255 Via Ballena, San Clemente

MLS® #PW23157859

\$2,198,000

4 Bedroom, 3.00 Bathroom, 2,499 sqft
Residential on 0 Acres

Shorecliffs (SC), San Clemente,

BACK ON THE MARKET! Absolutely stunning home with a breathtaking view of the beautiful Pacific Ocean! This is a one-of-a-kind San Clemente property, and it must be experienced to be fully comprehended & appreciated. Every part of this home was renovated to absolute perfection! The curb appeal radiates the American Dream, and the view only gets better from the back deck, which boasts an unobstructed view over the golf course and all the way to the beautiful water of the Pacific Ocean. Before stepping in through the front door, custom wood work and be seen encasing the Wyndor stackable sliding doors - which open to create the ideal setting for indoor/outdoor living between the beautiful Living Room & front yard fire pit. The freshly redone front landscaping & custom garage door also generate a beautiful and consummate setting for entertaining & enjoyment. Once opening the wood & glass double doors, the home can be seen as the epitome of the Modern Farmhouse style. The flooring throughout is a luxury vinyl, which is both gorgeous & very practical for daily living next to the beach. New sliding doors open near the dining area, and exit towards the side yard and also provides excellent interior lighting for day to day living. The kitchen has been completely reimagined, with new soft close cabinets, new hardware, new lighting fixtures, custom accent lighting, new top of the line Cafe appliances, new countertops, and complete with a custom built kitchen island.



The Living area has highly vaulted ceilings near the fireplace, providing a grand feel to the room. Another set of stackable Wyndor Sliding doors fully open out to a brand new enlarged wood deck - complete with a custom built in BBQ & fire pit. The views seen from this back deck are absolutely spectacular! The first level of the home also has a remodeled bedroom, with sliding glass doors out to the back deck. And the full bath on the first level is remodeled to the highest standards. The two car garage enters into the separated laundry room - perfect for pragmatic use & the sound quality of the home. The stairway to the 2nd level has been rebuilt with custom materials & modern railing. The master bedroom upstairs is an enlarged bedroom, with a private deck that boasts some of the most beautiful views in the city. The master bath was created with a double vanity, free standing tub, walk in closet, and separate shower, showing Black enlarged rectangle tiles. This home is One-of-a-Kind!

Built in 1978

Essential Information

MLS® #	PW23157859
Price	\$2,198,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,499
Acres	0.10
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Jeff Warren
Listing Office	Compass

Community Information

Address	255 Via Ballena
Area	SN - San Clemente North
Subdivision	Shorecliffs (SC)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Amenities	Clubhouse, Fire Pit, Outdoor Cooking Area, Barbecue, Picnic Area, Playground
Utilities	Cable Available, Phone Available, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	2
Parking	Driveway
# of Garages	2
Garages	Driveway
View	Golf Course, Neighborhood, Ocean
Pool	None

Exterior

Lot Description	Front Yard
Roof	Asphalt, Shingle
Foundation	Slab

Interior

Interior	Vinyl
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Marblehead
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	August 23rd, 2023
Days on Market	53
Short Sale	N
RE / Bank Owned	N

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