

\$2,185,000 - 253 Via San Andreas, San Clemente

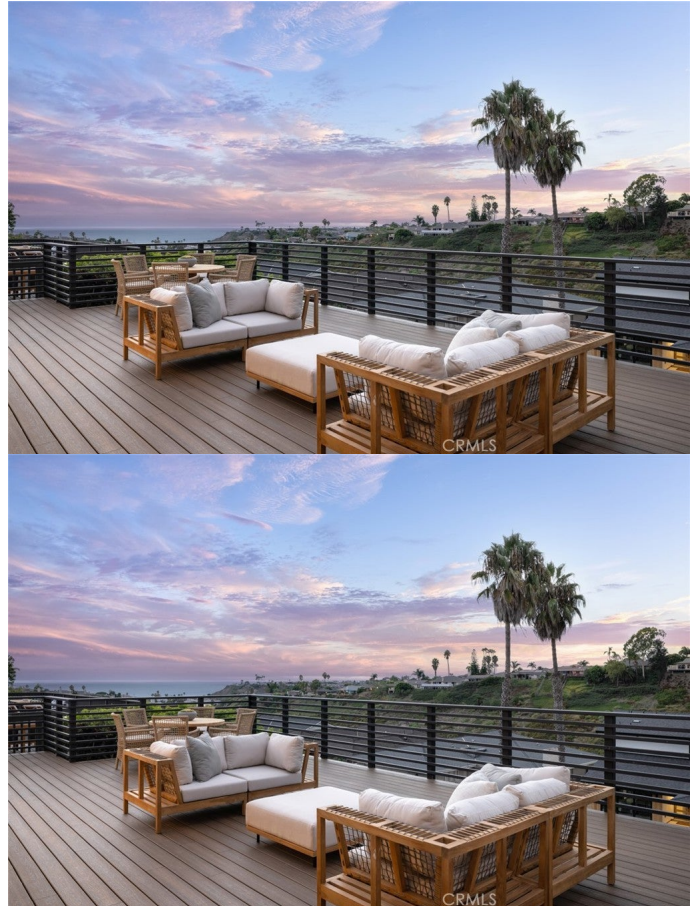
MLS® #PW23190267

\$2,185,000

3 Bedroom, 3.00 Bathroom, 1,805 sqft
Residential on 0 Acres

Shorecliffs (SC), San Clemente,

Welcome to 253 Via San Andreas, a turn key and completely reimagined home located in the sought after Shorecliffs neighborhood. This one-story, 3 bedroom, 2.5 bath, 1,800 s.f home has all the features that you'd expect from a fully renovated house. From the moment you walk inside, your eyes catch the stunning, large format tiles that adorn the fireplace and the wall of glass which takes your eye directly to the coast. The 12' (3-panel) sliding door beckons you to step outside onto your Trex covered deck to take in the views of the ocean and Catalina Island. The beautifully designed kitchen includes a 9' island, with amazing countertops, Thermador appliances, a large walk-in pantry. There are four pantries for storage, plus cabinets on the backside of the island. The large (8' x 8') laundry room has a utility sink plus another 3 pantries for additional storage. The dry bar area with additional cabinetry, provides an opportunity to showcase your finest bar and stemware in addition to the 46-bottle under cab wine refrigerator. The primary bedroom has a 10' slider that leads to the backyard and provides beautiful ocean and sunset views. The primary bathroom is stunning with its 4'x 5' shower, Hans Grohe fixtures, separate water closet, double vanity with a lighted mirror and a linen pantry. The 7' x 9' walk-in-closet will provide marital bliss and has been left unfinished for you to create your own customized space to your liking.



New features include: new plumbing, including the main sewer line, all new electrical, including a 200 Amp service and conduit for E.V charging in the garage, new composition shingle roof, new rain gutters and downspouts, new windows and sliders, new solid core interior doors, new stylish fiberglass front door, with side light, all new cabinetry, new quartz counters, tile in the hall and primary baths, new vanities, toilets, sinks and faucets, new Oak hardwood flooring, CAT 6 wiring to the kitchen and great room plus all bedrooms and the primary bathroom for internet / TV, seven ceiling speaker locations have been pre-wired for audio, Trex decking in the backyard complete with redwood fencing and guardrails, new irrigation, sprinkler timer, sod and plants. The exterior was re-stuccoed and is complimented with low maintenance Hardie board, fiber-cement siding.

No stone has been left unturned and the quality of craftsmanship speaks for itself. We hope you have a chance to visit this masterpiece before it's gone.

Built in 1966

Essential Information

MLS® #	PW23190267
Price	\$2,185,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,805
Acres	0.19
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence

Status	Closed
Listing Agent	Ben Fisher
Listing Office	California Real Estate Company

Community Information

Address	253 Via San Andreas
Area	SN - San Clemente North
Subdivision	Shorecliffs (SC)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Amenities	Sport Court, Outdoor Cooking Area, Barbecue, Picnic Area, Playground
Parking Spaces	6
Parking	Door-Multi, Garage, Garage Faces Side
# of Garages	2
Garages	Door-Multi, Garage, Garage Faces Side
View	Catalina, Ocean
Has Pool	Yes
Pool	Association

Exterior

Lot Description	0-1 Unit/Acre
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Interior

Interior	Wood
Interior Features	Living Room Deck Attached, Open Floorplan, Pantry, Bar, Wired for Sound, All Bedrooms Down, Main Level Primary, Primary Suite, Walk-In Pantry, Walk-In Closet(s)
Appliances	Dishwasher
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

Additional Information

Date Listed	October 12th, 2023
Days on Market	6
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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