

# **\$1,599,000 - 309 W Avenida Palizada, San Clemente**

MLS® #PW25161036

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**\$1,599,000**

3 Bedroom, 2.00 Bathroom,  
Residential Income on 0 Acres

Other, San Clemente,

If you are looking for an investment opportunity or a place to call home offering an unparalleled lifestyle and income- THIS PROPERTY OFFER'S IT ALL

This move in ready remodeled property is ideal for both opportunities, offering two units; 1 bedroom / 1 bath and a 2 bedroom / 1 bath - ideal for the owner to live in one and rent the other or both as income producing.

LIFESTYLE BY THE BEACH AT IT'S FINET - SAN CLEMENTE HAS IT ALL ! San

Clementeâ€™s Pier Bowl areaâ€™formally known as the San Clemente Central Areaâ€™is one of the most desirable spots in town for those seeking a vacation home or an active, beachside lifestyle. Nestled between Linda Lane Park to the north, Trafalgar Canyon (T-Street) to the south, the Pacific Ocean to the west, and inland neighborhoods to the east, the Pier Bowl offers an unbeatable coastal location. The area is home to an eclectic mix of real estate, from charming beach bungalows and cottages to luxury estates, condominiums, and duplexesâ€™many of which are used as short-term vacation rentals. What makes the Pier Bowl so appealing is its walkability. Residents and visitors can easily stroll down to the San Clemente Pier, a local landmark that offers ocean views, fishing, and the iconic Fishermanâ€™s Restaurantâ€™perfect for a cocktail at sunset or a fresh seafood dinner. For beachgoers and surfers, this is the heart of coastal San Clemente, where sun, sand, and



surf are part of daily life. The beach here connects to a scenic 2.3-mile coastal trail that runs from North Beach to Calafia Beach, offering oceanfront walking and biking with plenty of photo-worthy stops along the way. Del Mar Street is another key attraction in the Pier Bowl area. Running from Camino Real down to the Pier lined with boutiques, surf shops, gift stores, and a wide variety of restaurants. Whether youâ€™re grabbing coffee, browsing shops, or enjoying live music, Del Mar Street captures the energetic spirit of this vibrant beach town

Built in 1951

**Essential Information**

MLS® #	PW25161036
Price	\$1,599,000
Bedrooms	3
Bathrooms	2.00
Acres	0.09
Year Built	1951
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Listing Agent	Mauricio Montealegre
Listing Office	First Team Real Estate

**Community Information**

Address	309 W Avenida Palizada
Area	SC - San Clemente Central
Subdivision	Other
City	San Clemente
County	Orange
Zip Code	92672

**Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
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Parking Spaces	2
Parking	Garage, Paved
# of Garages	2
Garages	Garage, Paved
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Near Park, Sloped Up, ZeroToOneUnitAcre
Windows	Double Pane Windows
Foundation	Slab

## Interior

Interior	Laminate
Interior Features	Bar, Ceiling Fan(s), Granite Counters, Recessed Lighting
Appliances	Convection Oven, Dryer, Free-Standing Range, Freezer, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Washer, Water Heater
Heating	Ductless, Wall Furnace
Cooling	Ductless
Fireplaces	None
# of Stories	1
Stories	One

## Additional Information

Date Listed	July 17th, 2025
Days on Market	76
Short Sale	N
RE / Bank Owned	N

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