

# **\$1,150,000 - 3506 Calle Verano, San Clemente**

MLS® #OC24035063

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## **\$1,150,000**

2 Bedroom, 3.00 Bathroom, 1,440 sqft  
Residential on 0 Acres

Ocean Hills (OH), San Clemente,

Ocean, Catalina Island and Hills Views! **PRICE IMPROVEMENT!** Welcome to your coastal paradise in the highly desirable Ocean Hills community of San Clemente! This home offers breathtaking ocean views from multiple vantage points, making it a true sanctuary by the sea. Natural light streaming through the plantation shutters, creating a bright and airy atmosphere. The prime corner lot location allows for panoramic ocean vistas, providing a constant reminder of the beauty that surrounds you.

The living room, dining room, and kitchen flow seamlessly together, creating an ideal space for entertaining guests or simply enjoying everyday living. 1/2 bath and Laundry is also on the living room level with a brand new Speed Queen washer and dryer (3 yrs old) included. This home has two primary bedrooms with new carpet and en suite bathrooms. **NEWLY PAINTED EXTERIOR, NEW PAVERS ON THE DRIVEWAY AND BOTTOM STEP.**

Ocean Hills community provides an array of amenities, including 2 swimming pools, a pickle ball court and a 9 hole chip and putt golf course, and an clubhouse. The HOA is just painted the exterior of all the homes in the community. The private streets have been redone with a complete grind down and removal of asphalt, not just slurry. Embrace the coastal lifestyle with convenient access to beaches, scenic hiking trails, and an abundance of shopping, Starbucks and Trader



Joes, dining options.

This is a opportunity to own a home in Ocean Hills that showcases incredible ocean views, updated bathrooms, newer roof, newly painted exterior and much, much more! Your opportunity awaits!

Built in 1972

### **Essential Information**

MLS® #	OC24035063
Price	\$1,150,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,440
Acres	0.03
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Richelle Redivo
Listing Office	First Team Real Estate

### **Community Information**

Address	3506 Calle Verano
Area	SN - San Clemente North
Subdivision	Ocean Hills (OH)
City	San Clemente
County	Orange
Zip Code	92673

### **Amenities**

Amenities	Sport Court, Golf Course, Pickleball, Pool
Parking Spaces	2
# of Garages	2
View	Catalina, Harbor, Ocean, Water
Has Pool	Yes

Pool Heated, In Ground, Association

## Exterior

Lot Description Corner Lot  
Windows Plantation Shutters

## Interior

Interior Carpet, Tile, Wood  
Interior Features Ceiling Fan(s), Crown Molding, All Bedrooms Up  
Appliances Dishwasher, Electric Range, Disposal, Refrigerator, Range Hood  
Heating Central, Forced Air  
Cooling Central Air  
Fireplaces None  
# of Stories 2  
Stories Two

## School Information

District Capistrano Unified

## Additional Information

Date Listed February 20th, 2024  
Days on Market 123  
Short Sale N  
RE / Bank Owned N

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